Karen Johnson Davidson County
Batch# 970696 DEEDQC
02/14/2023 02:21:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230214-0010777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument prepared by:

Aimee D. Bobbitt
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

Based upon information provided by client

The actual consideration for this transfer is $0.00.

Richard Wayne Hackney
AFFIANT

AIMEE DENISE BOBBITT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me this 9 day of February, 2023.

Aimee Bobbitt
NOTARY PUBLIC

My Commission expires: 7/3/23

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Melinda Louise Hackney 2714 Shadow Lane Nashville, Tennessee 37216	Same	Map 372-8 Parcel 206

KNOWN ALL MEN BY THESE PRESENT that Richard Wayne Hackney, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these present hereby quitclaim and convey unto Melinda Louise Hackney, my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 217 on the Map of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Ridgecrest Drive, a corner of Lots 217 and 218; thence with the between said lots, easterly 228.8 feet to a point; thence southerly 15 feet to the corner of Lots 216 and 217; thence with the line between said lots, southwesterly 99.2 feet to a point; thence westerly 158 feet to the easterly margin of Ridgecrest Drive; thence with the margin of the same, northerly 80 feet to the beginning.

Being the same property conveyed to Robert H. Graham and wife, Lola A. Graham, by deed from George E. Loucks and wife, Jean M. Loucks, of record in book 4043, page 449, said Register's Office.

Being the same property conveyed to James F. Baggett and wife, Beverly H. Baggett (now deceased) by warranty deed from Robert H. Graham and wife, Lola A. Graham of record in Book 4166, page 741, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melinda L. Hackney and Sharon G. Frost by deed from Melinda L. Hackney, Executrix for the Estate of James Baggett, Probate Court for

Davidson County, Tennessee, Docket No. 10P-185, of record as instrument no. 20110718-0054594, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melinda L. Hackney and Richard W. Hackney, by quitclaim deed from Sharon G. Frost, of record as instrument no. 20140811-0071910, Register's Office for Davidson County, Tennessee.

Melinda L. Hackney and Melinda Louise Hackney being one and the same.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 2305 Ridgecrest Drive, Nashville, Tennessee 37216.

WITNESS my hand this 9 day of February, 2023.

Richard Wayne Hackney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Richard Wayne Hackney, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 9 day of February, 2023.

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/3/23