Karen Johnson Davidson County
Batch# 973768 DEEDQC
02/23/2023 02:53:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230223-0012932

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Art Henry** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Mandy Development LLC**, (Grantee), all of his rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Bomar Subdivision, of record in Book 6200, Page 687, Register's Office for said County.

SAID Lot 1 fronts 73.17 feet on the northerly margin of Hart Lane and extends back 184.27 feet on the broken westerly line and 182.27 feet on the broken easterly line to a dead line in the rear, measuring 79.49 feet thereon.

Being the same property conveyed to Art Henry, by virtue of that certain Deed dated November 24, 1987, and being of record at Book 7411, Page 739 in the Register's Office of Davidson County, Tennessee.

Grantor warrants that this property has not been used as his primary residence.

IN TESTIMONY WHEREOF I/we have executed this instrument the 23rd day of **February, 2023.**

Art Henry

Art Henry

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public in and for said state and county, **Art Henry, Member**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of **February, 2023.**

Notarized online using audio-video communication

NOTARY PUBLIC

MY COMMISSION EXPIRES: June 18, 2023

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
June 18, 2023

For recording information only

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

Art Henry

AFFIANT

SUBSCRIBED AND SWORN before me this the 23rd day of **February, 2023.**

Notarized online using audio-video communication

NOTARY PUBLIC

MY COMMISSION EXPIRES: June 18, 2023

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
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PROPERTY ADDRESS:	**105 Hart Lane, Nashville, TN 37207**
TAX PARCEL NO.:	**060120055010**
PROPERTY OWNER:	**Mandy Development LLC**
OWNER'S ADDRESS:	9005 Overlook Blvd, Brentwood, TN 3727
MAIL TAX BILLS TO:	**new owner**

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 23, 2023.

Affiant Signature

3/23/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of March, 2023.

Notary's Signature (Notary Seal)

My Commission Expires: 9/07/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY