Name and Address of New Owner:
Julie Kay Hardin
1017 North 5th Street
Nashville, TN 37207

Send Tax Bills To:
Julie Kay Hardin
1017 North 5th Street
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 989603 DEEDQC
04/06/2023 03:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230406-0025369

This Instrument Prepared By:
and return to
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 082-04-0-087.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Julie Kay Hardin, unmarried**, "the Grantor," conveys and quitclaims unto **The Julie Kay Hardin Trust dated September 16, 2020, and any amendments thereto,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, State of Tennessee, being Lot No. 126 in Sharpe & Crutcher's Addition to Edgefield (now East Nashville), a plan of said Addition being of record in Book 57, Page 82, Registers Office for said County. Said Lot fronts fifty feet on the East side of North Fifth Street and extends back between parallel lines 165 feet to an alley.
>
> Being the same property conveyed to Julie Kay Hardin, by Warranty Deed from Sophie Jones, married, dated 2/1/2021, recorded 2/3/2021 and appearing of record at Instrument No. 20210203-0015370, Register's Office for Davidson County, Tennessee.
>
> This is property more commonly known as 1017 North 5th Street, Nashville, TN 37207.

Grantor covenants that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL

DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 10th day of ~~March~~ April, 2023.

Julie K. Hardin

Julie Kay Hardin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of ~~March~~ April, 2023 before me personally appeared Julie Kay Hardin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

D. Hardwick

Notary Signature
My commission expires: 03/09/2027

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of ~~January~~ April, 2023.

D. Hardwick

Notary Signature
My commission expires: 03/09/2027

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **April 6, 2023**.

Date

D Hardwick

Affiant Signature

April 6, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6th** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026