QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1021769 DEEDQC
07/03/2023 08:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230703-0050419

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2023.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

DAKOTA W. UNDERWOOD
NOTARY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05-22-2024 MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Underwood Law Group, PLLC, 223 Town Center Pkwy #1744, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Traci Turner Ardovino and John Anthony Ardovino, wife and husband (Name)	Pinnacle Bank	087100A00300
108 Aarons Cress Blvd (Address)	P.O. Box 331678	
Hermitage, TN 37076	Murfreesboro, TN 37133	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Traci E. Johnson, now known as Traci Turner Ardovino, a married woman,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Traci Turner Ardovino and John Anthony Ardovino, wife and husband,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot 103, on the Plan of Final Plat of A Cluster Lot Development, Aarons Cress, Phase 1A, of record in Plat Instrument Number 20061219-0156396, (erroneously shown as 20061219-00156396 in deed) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Traci E. Johnson, a married woman, by Warranty Deed from EB Homes, Inc. aka E.B. Homes, Inc., dated March 25, 2016 and recorded March 31, 2016 of record as Instrument Number 20160331-0030426, Register's Office of Davidson County, Tennessee.

Traci E. Johnson has since divorced and remarried John Anthony Ardovino. Traci E. Johnson has since changed her name and is now known as Traci Turner Ardovino.

This is improved property located at 108 Aarons Cress Blvd, Hermitage, TN 37076.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 27th day of June, 2023.

Traci E. Johnson, n/k/a Traci Turner Ardovino

John Anthony Ardovino

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, the within named **Traci E. Johnson, n/k/a Traci Turner Ardovino and John Anthony Ardovino**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2023.

My Commission Expires: 4/26/25

NOTARY PUBLIC

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, the undersigned, 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 June 30, 2023 (date of document).

Affiant Signature

Date: June 30, 2023

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me on this 30th day of June, 2023.

Notary Public

My Commission Expires:

(SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY