QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1025287 DEEDQC
07/12/2023 11 22 56 AM 2 pgs
Fees $12 00 Taxes $0 00

20230712-0053354

LB-QCD-23-7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

IBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF 7, 20 23

Notary Public

MISSION EXPIRES (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Nancy Childress Hardy	**New Owner**	
(NAME)	(NAME)	**135140A06500CO**
725 Rocky Mountain Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIO R CHILRESS, I, WIDOWED, AND MARIO R CHILRESS, II, MARRIED, AND NANCY CHILDRESS HARDY, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NANCY CHILDRESS HARDY, A MARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 112 on the Plan of Pinnacle Point Subdivision, Phase III, as of record in Book 6900, Page 391, 392, and 393, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed legal description thereof

Being the same property conveyed to Vanessa Childress by Warranty Deed from Mary D Burkhart Fazenbaker and husband, Jack L Fazenbaker, of record in Book 8335, Page 1, Register's office for Davidson County, Tennessee

Vanessa Childress having since died on November 23rd, 2022, leaving her interest to her husband, Mario R Childress I, daughter, Nancy Childress Hardy, and son, Mario Childress II See Affidavits of Heirship of record in Instrument Nos 20230712-0053352 and 20230712-0053353 Register's office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **725 Rocky Mountain Court, Antioch, Tennessee 37013**

Witness my/our hand(s) this the 26 day of June, 2023

Mario R. Chilress, I

Mario R. Childress II

Nancy Childress Hardy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIO R CHILRESS, I, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 26 day of June, 2023.

Notary Public
My Commission Expires: 3/3/26
(SEAL)

SHATEKA O. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIO R CHILRESS, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 26 day of June, 2023

Notary Public
My Commission Expires. 3/3/26
(SEAL)

SHATEKA O. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
My Commission E

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY CHILDRESS HARDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 26 day of June, 2023

Notary Public
My Commission Expires: 3/3/26
(SEAL)

SHATEKA O. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212