Karen Johnson Davidson County
Batch# 1026835 DEEDQC
07/17/2023 10 10 37 AM 4 pgs
Fees $22 00 Taxes $0 00
20230717-0054558

WHEN RECORDED RETURN TO
SIMPLIFILE
17316 EDWARDS RD STE B105
CERRITOS, CA 90703

Prepared By:	Record and Return To.	New Owner Name and Tax Mailing Address
VidmarLaw, LTD John Vidmar (TN Bar#032525) P O Box 211031 Columbus, Ohio 43221	Rhonda E Hardy George Hardy 2132 Burns Street Nashville, TN 37216	Rhonda E. Hardy and George Hardy 2132 Burns Street, Nashville, TN 37216

Order Number 946016

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Rhonda E. Hardy and George Hardy, Wife and Husband having taken title as Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Rhonda E. Hardy and George Hardy, Wife and Husband,** as Tenants by the Entirety, whose address is 2132 Burns Street, Nashville, TN 37216, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 21 on the Map of Burns Subdivision of Maxey's Addition to Brownsville, of record in Book 161, Page 98, Register's Office for Davidson County, Tennessee.

Said Lot No 21 fronts 50 feet on the West side of Burns Avenue and runs back between parallel lines, 150 feet to an alley.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 072 11 0 236.00
Street address of property: 2132 Burns Street, Nashville, TN 37216

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No.

20210107-0003481 in the Register's Office, Davidson County, Tennessee.

Signed this 27th day of June, 2023

Signature of Grantor(s):

Rhonda E. Hardy

George Hardy

STATE OF TN, COUNTY OF Davidson SS:

BE IT REMEMBERED That on this 27th day of June, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Rhonda E Hardy and George Hardy known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance

CANDACE A GRIFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/17/2025
RUTHERFORD COUNTY

County Parcel Number: 072 11 0 236.00
Street address of property: 2132 Burns Street, Nashville, TN 37216

Oath of Consideration

George Hardy and
I or we, Rhonda E. Hardy, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $0 00.

Signed this 27th day of June, 2023.

Signatures of Affiant(s):

George Hardy
Rhonda E. Hardy

Sworn and subscribed before me this 27th day of June, 2023.

Notary Public

CANDACE A GRIFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/17/2025
RUTHERFORD COUNTY

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS

BEING LOT NO 21 ON THE MAP OF BURNS SUBDIVISION OF MAXEY'S ADDITION TO BROWNSVILLE, OF RECORD IN BOOK 161, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SAID LOT NO 21 FRONTS 50 FEET ON THE WEST SIDE OF BURNS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY

Parcel ID 072 11 0 236 00

Commonly known as 2132 Burns Street, Nashville, TN 37216
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quitclaim Deed recorded in Instrument 20210107-0003481 in the Register's Office of Davidson County, Tennessee