Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

JAMES T. HARTZ

TO: WARRANTY DEED

JAMES T. HARTZ, ET UX

THIS DEED OF REALTY, executed as of the 4 day of August, 2023, by Grantor, JAMES T. HARTZ, a married man, to Grantees, JAMES T. HARTZ and KELLY MCGILL HARTZ, husband and wife,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, as tenants by the entirety, all of Grantor's right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

PARCEL I:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Section Three, Gar-Mar Acres of record in Plat Book 2133, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James T. Hartz, single man by Warranty Deed from Kyle Stallons, married and Klint Stallons, a single man, dated April 30, 2019, and recorded May 20, 2019, of record in Instrument No. 20190520-0047124, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1041089 DEEDWARR
08/22/2023 10 38 36 AM 4 pgs
Fees: $22 00 Taxes: $0 00
20230822-0065443

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 108, Register's Office for Davidson County, Tennessee.

Easement for transmission lines of record in Book 1813, Page 337, in the Register's Office for Davidson County, Tennessee. See also partial release in Book 1849, Page 184, said Register's Office.

PARCEL II:

Being Lot No. 155 on the Plan of Dalemere Subdivision, Section 7, of Record in Plat Book 3700, Page 123, Register's Office for Davidson County Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to James Trevor Hartz, an unmarried man, by Warranty Deed from Brian Michael Stephens and Kenna Lynn Stephens, husband and wife, dated November 18, 2021, and recorded November 19, 2021, of record in Instrument No. 20211119-0154067, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters shown on the plat of record in Plat Book 3700, Page 123, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 3922, Page 683, and amended Book 3931, Page 652, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 4132, Page 609, in the Register's Office for Davidson County, Tennessee.

James T. Hartz and James Trevor Hartz being one and the same person.

This quitclaim is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in and to the above-described property in the Grantees, so that the entire property, upon the death of either, will pass to the other.

That Grantor (1) covenant that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

JAMES T. HARTZ Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES T. HARTZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 4 day of August, 2023.

My Commission Expires:

2/12/2024.

Brittney Stewart
Notary Public

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
JAMES T. HARTZ, ET UX 274 Turkey Crossing Court Clarksville, TN, 37043	SAME/OWNER

Property Addresses:	Map and Parcel Nos.:
Parcel I: 808 Joyce Lane Nashville, TN 37216	061-02-0-141.00
Parcel II: 1105 Browndale Court Nashville, TN 37207	041-04-0-096.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(i)(*a*).