Karen Johnson Davidson County
Batch# 1059957 DEEDQC
10/12/2023 10 24.49 AM 5 pgs
Fees $27 00 Taxes $0 00
20231012-0079939

This Instrument Prepared by Grantors:
Micheal L. Hader and
Judith I. Hader
216 Wyndom Court
Goodlettsville, TN 37072

Transfer Tax: $_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Judith I. Hader Affiant
Subscribed and sworn before me this the
12 Day of October, 2023.
Parish R Auburn, Deputy Register

QUITCLAIM DEED

Map Parcel Number: 026060A00100CO
Property Address. 202 Wyndom Court, Goodlettsville, TN 37072

WITNESSETH: For no consideration, and in order to change the form of holding title only, **Micheal L. Hader and Judith I. Hader**, (hereinafter referred to as Grantors), whose mailing address is 216 Wyndom Court, Goodlettsville, TN 37072, do now hereby remise, release and forever **QUITCLAIM** any and all interest they may have in said real property, described below situated in the County of Davidson, in the State of Tennessee **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature to:

MICHEAL L. HADER AND JUDITH I. HADER,
TRUSTEES OF THE
HADER FAMILY INVESTMENT TRUST,
DATED July 25, **2022,**
AND ANY AMENDMENTS THERETO,
(hereinafter referred to as Grantee) whose mailing address is
216 Wyndom Court, Goodlettsville, TN 37072

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot 1 on the Plan of the Townhomes at Windsor Green, Phase 1, of record in Plat Book 8250, Page 995, Register's

Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Subject so any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Charter of Record in Book 7298, page 203. Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as show on the Plat(s) recorded in Plat Book 8250, page 995, Register's Office for Davidson County, Tennessee.

Subject to current and subsequent property taxes which are assumed by Grantee.

This being the same property conveyed to Micheal L. Hader and Judith I. Hader, by Warranty Deed dated September 20, 2018 from Barbara L. McCloud, a married woman, filed for record September 25, 2018 as Instrument # 20180925-0094935, Batch # 145029, Register's Office for Davidson County, Tennessee.

When the context requires, singular nouns and pronouns include the plural and pronouns shall be construed according to their proper gender and number according to the context hereof.

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

This instrument was prepared based on information furnished by the parties, no independent title search has been made, and tax certificates were not obtained.

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IN WITNESS WHEREOF, this Instrument is Executed.

July 25, 2022 — Micheal L. Hader
Date — **Micheal L. Hader**

July 25, 2022 — Judith I. Hader
Date — **Judith I. Hader**

ACKNOWLEDGMENT

State of TENNESSEE)
) ss.:
County of DAVIDSON)

On JULY 25, 2022 before me the undersigned, personally appeared **Micheal L. Hader** personally known to me (or proven on the basis of satisfactory evidence) to be the person whose name is subscribed to the within Instrument, and acknowledged to me that the execution of the same in an authorized capacity and that by the signature on this Instrument the person or entity upon behalf of which the person acted executed the Instrument.

WITNESS MY HAND and OFFICIAL SEAL

Signature Notary Public (Seal)
My Commission Expires: 7/7/25

O. F. WALLACE III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7 2025

ACKNOWLEDGMENT

State of TENNESSEE)
) ss :
County of DAVIDSON)

On JULY 25, 2022 before me the undersigned, personally appeared **Judith I. Hader** personally known to me (or proven on the basis of satisfactory evidence) to be the person whose name is subscribed to the within Instrument, and acknowledged to me that the execution of the same in an authorized capacity and that by the signature on this Instrument the person or entity upon behalf of which the person acted executed the Instrument

WITNESS MY HAND and OFFICIAL SEAL

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 7 2025

Signature Notary Public (Seal)
My Commission Expires:

Oath of Consideration

State of _____)
) ss.:
County of _____)

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

_____
AFFIANT

Subscribed and sworn to before me this ____ day of _____, 20____.

Signature_____ (Seal)
Notary Public
My Commission Expires: _____

Property Owner & Address:	Hader Family Investment Trust 216 Wyndom Court Goodlettsville, TN 37072
Map Parcel Number:	026060A00100CO
Improved Property Address:	202 Wyndom Court Goodlettsville, TN 37072
Mail Recorded Deed To:	Hader Family Investment Trust 216 Wyndom Court Goodlettsville, TN 37072
Mail Tax Bills To:	Highlands Residential Mortgage, Ltd. 1050 Glenbrook Way, 150 Henderson, TN 37075