Karen Johnson
Batch # 1082959
12/18/2023 09:30:20 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231218-0097185

QUITCLAIM DEED

STATE OF _____
COUNTY OF _____

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00. Pursuant to TCA 67-4-409(a)(4), this transaction does not require transfer tax.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 2023.

_____
Notary Public

My Commission Expires: _____

Reserved for Register of Deeds

Affix Notary Seal

This document was prepared by: Bill F. Hyde, BPR #035709
4050 Kings Camp Pass
Arrington, Tennessee 37014
615.509.4434
Bill@HLLaw.net

Address of New Owner:	**Send Tax Bills To**:	**Map & Parcel Information:**
TP Hare LLC c/o Mr. & Mrs. Paul K. Hare 642 Felder Avenue Montgomery, AL 36106	TP Hare LLC c/o Mr. & Mrs. Paul K. Hare 642 Felder Avenue Montgomery, AL 36106	064-16-0C-049.00-CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of no dollars and no cents ($0.00) paid by the hereinafter named Grantee and for other good and valuable consideration, the receipt all of which is hereby acknowledged, PAUL KENNETH HARE and TARA KATHLEEN HARE, Husband and Wife, hereinafter called the Grantors, do hereby grant, transfer, remise, release, and forever quitclaim and convey unto TP HARE LLC, a Domestic Limited Liability Company formed on January 18th, 2023 in the State of Alabama, Secretary of State Entity ID of 001-058-158, hereinafter called the Grantee, its successors, heirs, and assigns, all of their entire right, title, and interest in and claim which the said Grantor has in and to the following described parcel of real property in Davidson County, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section Two, Wembley Downs R8 Residential P.U.D. of record in Plat Book 7900, Page 363, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

PKH TKH

IN WITNESS WHEREOF, I set my hand on this the 8th day of December, 2023.

Paul Kenneth Hare

Grantor – PAUL KENNETH HARE

Tara Kathleen Hare

Grantor – TARA KATHLEEN HARE

STATE OF Alabama
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named PAUL KENNETH HARE and TARA KATHLEEN HARE, 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 purposed therein contained.

WITNESS my hand and official seal in Montgomery (city), Alabama (state), this the 8th day of December, 2023.

Kayla Cook
Notary Public

My Commission Expires: 6-29-26

KAYLA COOK
MY COMMISSION EXPIRES
JUNE 29, 2026
NOTARY PUBLIC
STATE OF ALABAMA

Affix Notary Seal

This conveyance is subject to the following:

- Plan of record in Plat Book 7900, Page 363, Register's Office for Davidson County, Tennessee,
- All matters shown on the PUD Boundary Plan in Book 8250, Page 6, Register's Office for Davidson County, Tennessee,
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions, and Restrictions of record in Book 8304, Page 623, Book 8447, Page 633, Book 8587, Page 268, Book 8646, Page 529, and Book 8797, Page 915, Register's Office for Davidson County, Tennessee,
- By-Laws of HOA of record in Book 9522, Page 349, Register's Office for Davidson County, Tennessee,
- Charter of HOA in Book 8404, Page 718, Register's Office for Davidson County, Tennessee,
- Dedication of Common Areas to Wembley Downs HOA in Book 8405, Page 408, Register's Office for Davidson County, Tennessee,
- Any and all existing easements and restrictions as shown of record not stated herein.

Being the same property conveyed to TARA SCHEIB, unmarried, by Warranty Deed from MICHELLE L. CHILLIS, married, dated on July 15th, 2019 and recorded on July 17th, 2019 with Instrument Number 20190717-0069942, appearing of record with the Davidson County Register of Deeds Office, State of Tennessee. *The said TARA SCHEIB and TARA KATHLEEN HARE being the one and same person.*

This conveyance is made subject to all limitations, restrictions, encumbrances, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any.

This is an improved property known as 707 Hayling Court, Hermitage, Tennessee 37076.

Grantors makes no warranties as to the state of the title to the property, but acquits any claim that Grantors have to said property and for that purpose, makes this conveyance to Grantees.

PKH TKH