QUITCLAIM DEED

Karen Johnson
Batch # 1083615
12/19/2023 12:02:00 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20231219-0097756

AJ-QCD-23-602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Hart	**New Owner**	**075080B00100CO** **075080B00200CO**
(NAME)	(NAME)	
740 Chandler Road		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN, 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JASON HART ("GRANTOR")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

JASON HART ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT I:

LAND SITUATED IN DAVIDSON COUNTY, BEING UNIT A, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SIXHUNDREDTWO TULIP GROVE ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AT INSTRUMENT NO. 20220407-0040618, IN THE REGISTER'S OFFICE OF DAVIDSON, TENNESSEE WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LAWRENCE HART, A MARRIED MAN, AND JASON HART, A MARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, BY WARRANTY DEED, FROM REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20220407-0040622, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID LAWRENCE HART HAVING PASSED DECEMBER 1, 2023, TITLE VESTED BY OPERATION OF LAW IN JASON HART AS THE REMAINING TENANT IN COMMON WITH RIGHT OF SURVIVORSHIP.

TRACT II:

LAND SITUATED IN DAVIDSON COUNTY, BEING UNIT B, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SIXHUNDREDTWO TULIP GROVE ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AT INSTRUMENT NO. 20220407-0040618, IN THE REGISTER'S OFFICE OF DAVIDSON, TENNESSEE WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LAWRENCE HART, A MARRIED MAN, AND JASON HART, A MARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, BY WARRANTY DEED, FROM REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20220407-0040623, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID LAWRENCE HART HAVING PASSED DECEMBER 1, 2023, TITLE VESTED BY OPERATION OF LAW IN JASON HART AS THE REMAINING TENANT IN COMMON WITH RIGHT OF SURVIVORSHIP.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

These are **improved** properties known as: **602 A and 602 B Tulip Grove Road, Hermitage, TN, 37076.**

Witness our hands this the 15th day of December, 2023.

JASON HART

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASON HART**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained.

Witness my hand and official seal, this the 15th day of December, 2023.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON