QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1083615 DEEDQC
12/19/2023 12:02:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231219-0097757

AJ-QCD-23-1131

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 NOTARY PUBLIC TENNESSEE 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**	**03316012200** **03316021500**
(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 IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 122-A ON THE PLAN OF ZONE LOT DIVISION OF PRIMROSE MEADOWS, SECTION TWO OF RECORD IN PLAT BOOK 6900, PAGE 104, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 122-B ON THE PLAN OF ZONE LOT DIVISION OF PRIMROSE MEADOWS, SECTION TWO OF RECORD IN PLAT BOOK 6900, PAGE 104, 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 PROPERTIES CONVEYED TO JASON HART AND LAWRENCE HART AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED, FROM SADIANN SHAEFFER, OF RECORD IN INSTRUMENT NO. 20220408-0040791, 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 JOINT TENANT 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: **1129 and 1131 Apple Valley Drive, Madison, TN, 37115.**

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