Karen Johnson Davidson County
Batch# 1088781 DEEDQC
01/05/2024 10:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240105-0001110

File No: 7945578-09
Grantor's Loan No. 1017653692

After Recording, Send to:
FREDERICK JORDAN HARGIS and LINDSEY BROOKE HARGIS
3912 BAXTER AVENUE, Nashville, TN 37216

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
FREDERICK JORDAN HARGIS and **LINDSEY BROOKE HARGIS**, 3912 BAXTER AVENUE, Nashville, TN 37216

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 061-15-0-043-00

QUITCLAIM DEED

FREDERICK JORDAN HARGIS A/K/A FREDERICK J. HARGIS, now married ("Grantor"), of **3912 BAXTER AVENUE, Nashville, TN 37216**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **FREDERICK JORDAN HARGIS** and **LINDSEY BROOKE HARGIS,** husband and wife, as tenants by the entirety, ("Grantee"), whose tax mailing address is **3912 BAXTER AVENUE, Nashville, TN 37216,** with quitclaim covenants, the following described real estate:

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 NO. 2, RESUBDIVISION OF MAPLEWOOD HOME TRACT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENTS NO. 20130718-0074313, INT HE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

MAP/GROUP/PARCEL NO. 061-15-0-043-00

Property Address is: 3912 BAXTER AVENUE, Nashville, TN 37216

The instrument constituting the source of Grantor's interest in the foregoing described property was a Warranty Deed recorded as Instrument No. 20200701-0071496 in the Register's Office of Davidson County, Tennessee.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on November 18, 2023:

Frederick Jordan Hargis A/K/A Frederick J Hargis

FREDERICK JORDAN HARGIS A/K/A FREDERICK J. HARGIS

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **FREDERICK JORDAN HARGIS**, personally known to me, or has produced drivers license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18 day of Nov., 2023.

Notary Public 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 18 day of November, 2023.

Notary Public

My Commission Expires: 10-4-27

SEAL

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Melissa Fox, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-18-23.

Date

Melissa Fox

Affiant Signature

1-3-24

Date

State of Ohio

County of Cuyahoga

Sworn to and subscribed before me this 3rd day of January, 2024.

Scott D. Remenaric

Notary's Signature

My Commission Expires: 3-24-24

Date

Notary's Seal (if on paper)

SCOTT D. REMENARIC
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
March 24, 2024