Karen Johnson Davidson County
Batch# 1090211 DEEDQC
01/10/2024 01:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240110-0002174

THIS INSTRUMENT PREPARED BY:
Alice M. Bohannon, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 5th day of January, 2024.

Notary Public

My Commission Expires: _____

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jennifer Nicole Hart, Trustee 163 Kenner Avenue Nashville, TN 37205	SAME	116 04 0 021.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jennifer Nicole Hart, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases

and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Jennifer Nicole Hart, Trustee of the Jennifer Nicole Hart Living Trust**, established by the Revocable Trust Agreement of Jennifer Nicole Hart dated January 5, 2024, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 5th day of January, 2024.

Jennifer Nicole Hart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Nicole Hart, the bargainor, 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 purposes therein contained.

WITNESS my hand and seal, at office, this 5th day of January, 2024.

My Commission Expires: _____

ALICE M. SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly ½ of Lot No. 65 on the plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100.

Said northerly half of Lot 65 fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to the east side of Kenner Avenue, and runs between parallel lines 200 feet to the east line of Lot No. 102.

Being the same property conveyed to Jennifer Nicole Hart, a married woman, by Quitclaim Deed from Jace Everett Beasley, a married man, dated March 5, 2020, and filed on March 16, 2020, in Instrument No. 20200316-0028834, Register's Office of Davidson County, Tennessee.

This is improved property known as 163 Kenner Avenue, Nashville, TN 37205.

Said property is conveyed subject to any and all such limitations, restrictions, and encumbrances as may affect the premises.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 1/5/24.

1/5/24
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of January, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

