Karen Johnson Davidson County
Batch# 1096592 DEEDQC
01/31/2024 03:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240131-0006964

Prepared by:
D. Shayne Adair
Attorney at Law
807 Bradford Ave
Nashville, TN 37204

Virginia
Chesterfield

Marlene Levett Austin
REGISTRATION NUMBER
8065741
COMMISSION EXPIRES
June 30, 2027

Notarized online using audio-video communication

Virginia
Chesterfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0

Affiant Nikki Hatcher and Loren Hatcher

Subscribed and sworn to before me this 30th day of January 2024.

Notary Public
My commission expires: 06/30/2027

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Harold B. Clark	Owner	
3021 Flagstone Dr.		081-02-0-204.00
Franklin, Tennessee 37069		081-02-0-061.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Loren Hatcher, unmarried and Nikki Hatcher, married,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto Harold B. Clark, hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

A Certain tract or parcel of Land in Davidson County, Tennessee, described as follows to-wit:

BEING Lots No. 137A and 137B, as shown on the map entitled Zone Lot Division, Lot 137, Buena Vista Heights, of record in Plat Book 6200, Page 738, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Loren Hatcher, married, by General Warranty Deed from John Kaul, unmarried, of record in Instrtument No. 20220429-0049930, Register's Office for Davidson County, Tennessee, dated April 22, 2022, and recorded on April 29, 2022. The subject property was never the primary residence of the Grantor, her spouse or any depentents.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2210 A & B 24th Avenue North Nashville, Tennessee 37208.**

Witness my/our hands this 30th day of January, 2024.

Loren Hatcher

Nikki Hatcher

Virginia

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Chesterfield

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Loren Hatcher and Nikki Hatcher,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Chesterfield, Va Nashville, Tennessee, this 30th day of January 2024.

Notary Public

My Commission Expires: 06/30/2027

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Marlene Levett Austin

REGISTRATION NUMBER

8065741

COMMISSION EXPIRES

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Virginia

Chesterfield

Notarized online using audio-video communication

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 1/30/2024.

D. Shayne Adair

1/31/2024
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 31st day of January, 2024.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026