Karen Johnson
Batch # 1097638
02/05/2024 08:12:29 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240205-0007687

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL ID.
Michael H. Hardcastle & Sandra L. Hardcastle, Co-Trustees Hardcastle Tennessee Community Property Trust 109 Woodside Court Old Hickory, TN 37138	same	064-04-0-007.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
)
The actual consideration for this transfer is $-0-.)
)
)
MICHAEL H. HARDCASTLE, Co-Trustee)
Affiant)

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me,)
this 31 day of January 2024.)

NOTARY PUBLIC)
My Commission Expires: March 9, 2027.)

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, MICHAEL HENRY HARDCASTLE and SANDRA LYNN HARDCASTLE, husband and wife, "Grantor," by these presents, does hereby quitclaim and convey unto MICHAEL H. HARDCASTLE AND SANDRA L. HARDCASTLE, AS CO-TRUSTEES OF THE HARDCASTLE TENNESSEE COMMUNITY PROPERTY TRUST, dated January 31, 2024, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section 1, Woodside Subdivision of record in Plat Book 5050, Page 75, 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 property conveyed to Michael Henry Hardcastle and Sandra Lynn Hardcastle, husband and wife, by deed from Edward Anthony and wife, Barbara

Anthony, of record in Instrument Number: 20190605-0053788, Register's Office for Davidson County, Tennessee.

This is improved property known as 109 Woodside Court, Old Hickory, Tennessee 37138.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 31st day of January, 2024.

MICHAEL HENRY HARDCASTLE **SANDRA LYNN HARDCASTLE**

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 MICHAEL HENRY HARDCASTLE AND SANDRA LYNN HARDCASTLE with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 31 day of January, 2024.

Elizabeth L. Adams
Notary Public

My Commission Expires: March 9, 2027.

