This instrument prepared by:
Covington G. Dismukes
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

Karen Johnson Davidson County
Batch # 1099978 DEEDQC
02/12/2024 08:37:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240212-0009441

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
JTH Holdings, LLC 3065 Canal Street Nolensville, TN 37135	Same	173050A27500CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JOHN TYLER HARDAWAY** ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **JTH HOLDINGS, LLC, a Tennessee limited liability company,** and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 275 (Two Hundred Seventy Five) on the Plan of Barnes Crossing, A Planned Unit Development, as shown by Master Deed of record in Instrument Number 200507210084791, and Amended of record in Instrument Number 200511140136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to John T. Hardaway by Warranty Deed from Brian R. Searfoss and Rachel D. Searfoss, dated September 25, 2015, and recorded October 6, 2015, in Instrument No. 20151006-0101464, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 7th day of February, 2024.

Affiant

Notary Public My Commission Expires: _____

COVINGTON G. DISMUKES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES DECEMBER 13, 2025

This is improved property, known as 1907 Shaylin Loop, Antioch, TN 37013.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 7th day of February, 2024.

JOHN T. HARDAWAY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN T. HARDAWAY** the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 7th day of February, 2024.

Notary Public My Commission Expires: _____

COVINGTON G. DISMUKES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES DECEMBER 13, 2025