QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1112296 DEEDQC
03/18/2024 03:24:30 PM 12 pgs
Fees: $62.00 Taxes: $0.00
20240318-0018587

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2023.

Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGORY W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christine N. Lockhart	SAME AS NEW OWNER	098-05-0-093.00
(NAME) 5076 Bell Road	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Leland Roger Lockhart, Jr., Steven Brian Lockhart, Linda Kay Lockhart, Lori Lane Harris Binkley, Clay Franklin Harris, John Kevin Harris, Audrie Anna Lavender and Valerie Anne Lockhart, Heirs-at-Law of Forrestine F. Lockhart,** hereinafter called the Grantor(s), does hereby bargain, sell, release, remise, quitclaim and convey all my right, title and interest to **Christine N. Lockhart**, hereinafter called the Grantee(s), their heirs and/or assigns, 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(s) 217, as shown on the map entitled Revision of Lots 216 through 219, Section 7, Lake Park, of record in Book 5060, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FORRESTINE F. LOCKHART, by deed from JOSEPH E. WORLEY AND WIFE, MYRA W. WORLEY, of record in Book 7436, page 874, dated December 23, 1987, said Register's Office.

FORRESTINE F. LOCKHART conveyed said property to DAVID R. LOCKHART, by Quitclaim Deed of record as Instrument No. 20020813-0097930, dated July 31, 2002, said Register's Office.

DAVID R. LOCKHART conveyed said property to FORRESTINE F. LOCKHART AND DAVID R. LOCKHART, by Quitclaim Deed of record as Instrument No. 20021118-0142736, dated October 18, 2002, said Register's Office.

FORRESTINE F. LOCKHART died intestate on or about April 27, 2005, leaving David Randall Lockhart, Leland Roger Lockhart, Jr., Steven Brian Lockhart, Linda Kay Lockhart, Lori Lane Harris, Clay Franklin Harris, John Kevin Harris, Audrie Anna Lavender and Valerie Anne Lockhart as her only Heirs-at-Law.

Steven Brian Lockhart being one in the same as Steven Lockhart
Valerie Ann Lockhart being one in the same as V. Lockhart

Witness my hand this 18th day of December, 2023.

5076 Bell Rd

Leland Roger Lockhart, Jr.

Hermitage, TN 37076
Property location

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David Randall Lockhart, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged the he/she, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of December, 2023.

Notary Public
My commission expires: 02/19/2024

JOSEPH RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

e/f 02/19/2024

David Randall Lockhart

State of _____
County of _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David Randall Lockhart, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged the he/she, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this ___ day of _____, 2023.

_____
Notary Public
My commission expires:

Witness my hand this ___ day of _____, 2023.

_____
Leland Roger Lockhart, Jr.

State of _____
County of _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David Randall Lockhart, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged the he/she, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this ___ day of _____, 2023.

_____
Notary Public
My commission expires:

Witness my hand this ___ day of _____, 2023.

_____
Steven Brian Lockhart

State of KY
County of Fayette

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Steven Brian Lockhart, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged the he/she, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of November, 2023.

_____
Notary Public
My commission expires:

Witness my hand this ___ day of _____, 2023.

KAITLIN ELIZABETH GONZALEZ
NOTARY PUBLIC
COMM. # KYNP75596
MY COMMISSION EXPIRES JULY 13, 2027
COMMONWEALTH OF KENTUCKY

Witness my hand this 22nd day of FEBRUARY, ~~2023~~ 2024 LKL.

Linda Kay Lockhart

Linda Kay Lockhart

State of _____
County of _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Linda Kay Lockhart, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged the he/she, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this ___ day of _____, 2023.

* SEE ATTACHED ACKNOWLEDGMENT *

_____
Notary Public
My commission expires:

Witness my hand this 22 day of November, 2023.

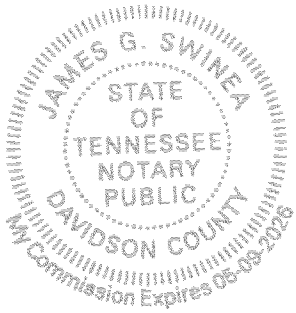
Lori Lane Harris Binkley

State of TN
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Lori Lane Harris Binkley, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged the he/she, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of November, 2023.

Notary Public
My commission expires: 5/9/2026



Witness my hand this 20th day of November, 2023.

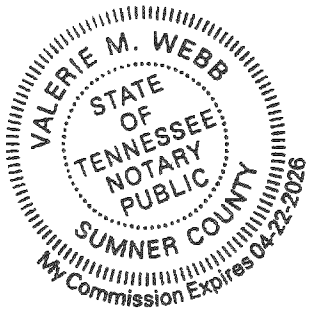
Clay Franklin Harris

State of Tennessee
County of Robertson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Clay Franklin Harris, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged the he/she, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of November, 2023.

Notary Public
My commission expires: 4/22/26



Witness my hand this 22nd day of November, 2023.

John Kevin Harris

State of Tennessee
County of Sumner

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared John Kevin Harris, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged the he/she, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of November, 2023.

Notary Public
My commission expires:
□
Witness my hand this ___ day of _____, 2023.

Audrie Anna Lavender

State of _____
County of _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Audrie Anna Lavender, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged the he/she, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this ___ day of _____, 2023.

Notary Public
My commission expires:
□
Witness my hand this ___ day of _____, 2023.

Valerie Anne Lockhart

State of _____
County of _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Valerie Anne Lockhart, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged the he/she, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this ___ day of _____, 2023.

Witness my hand this 13 day of March, 2023 24

Audrie Anna Lavender

Audrie Anna Lavender

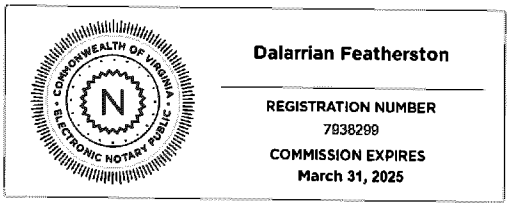
State of Virginia
County of Hampton

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Audrie Anna Lavender, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged the he/she, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of March 2024, ~~2023~~ XXX.

Notary Public
My commission expires: 03/31/2025

7938299



Notarized remotely online using communication technology via Proof.

Witness my hand this 13th day of November, 2023.

Valerie Anne Lockhart

State of ~~Minnesota~~ Minnesota
County of Ramsey

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Valerie Anne Lockhart, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged the he/she, executed the foregoing instrument for the purposes therein contained.

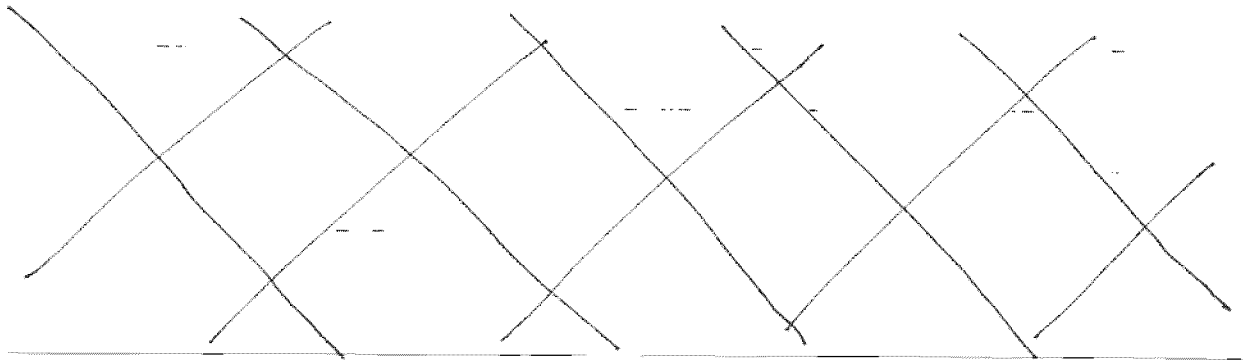
Witness my hand and official seal this 13 day of November, 2023.

Notary Public
My commission expires: 1-31-26

DAJA D WILLIAMS
Notary Public
State of Minnesota
My Commission Expires 01/31/2026

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

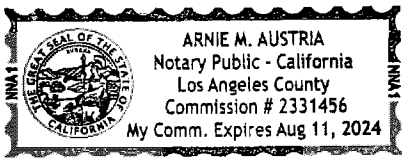
☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)



Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES



Subscribed and sworn to (or affirmed) before me on this 22nd day of FEBRUARY, 2024,
Date *Month* *Year*
by
(1) LINDA KAY LOCKHART
(and (2)),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: QUITCLAIM DEED MAP PARCEL # 098-05-0-093.00 Document Date: 02-22-2024
Number of Pages: _____ Signer(s) Other Than Named Above:

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 02-22-2024 before me, Arnie M. Austria, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Linda Kay Lockhart
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ARNIE M. AUSTRIA
Notary Public - California
Los Angeles County
Commission # 2331456
My Comm. Expires Aug 11, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document MAP PARCEL # 098-05-0-093.00
Title or Type of Document: Quitclaim Deed Document Date: 02-22-2024
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/11/24.

Date

Celia Stewart-Rouse

Affiant Signature

3/11/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 11th day of March, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY