THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 1124318 DEEDQC
04/18/2024 09:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240418-0027648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

Subscribed and sworn to before me this 17th day of April 2024.

Notary Public **Affiant**

My Commission Expires: 3/3/2026

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Hart and Ulmer LLC **220 Spring Valley Road** **Hendersonville, TN 37075**	**Same**	**025-04-0-024.00**

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **MICHELLE ULMER, MARRIED, AND SHIRLEY K. HART, UNMARRIED,** by these presents do hereby quitclaim and convey unto **HART AND ULMER LLC, a Tennessee Limited Liability Company**, and its successors and assigns, all their right, title and interest in and to certain real estate in Davidson County, Tennessee as follows:

SITUATED in the City of Goodlettsville, and described according to a survey by Donald R. Carver, Surveyor No. 271, dated February 19, 1983, as follows:

BEGINNING at a point in the westerly margin of Dickerson Road, also known as Main Street, Goodlettsville, Tennessee, said point being 169 feet north of the intersection of Dickerson Road and West Cedar Street, a corner to H. Stennis Smith, et al; thence, west 34.0 feet to a point; thence north 4 feet; thence, northwest 45.7 feet to the easterly margin of Lick Street; thence, with the said margin of Lick Street, north 18.0 feet to a point in the line of Lynch; thence, with the line of Lynch, east 82.0 feet to a point in the westerly margin of Dickerson Road; thence, with the said margin of Dickerson Road, South 28.0 feet to the point of beginning.

Included as a part of this conveyance is an easement for parking and being the southerly most 25 feet by 100 feet deep of the property to the rear of the property herein conveyed and west of Lick Street and being the same property conveyed by deed of record in Book 1308, page 95, Register's Office for said County. This is a permanent easement running with the land.

Being the same property conveyed to MICHELLE ULMER, MARRIED, AND SHIRLEY K. HART, UNMARRIED, by deed from MECHTA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20230120-0004660, dated January 20, 2023, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

Witness our hands, the bargaining parties, having caused our names to be signed hereto on said day and date.

Michelle Ulmer 4/17/24 Shirley K. Hart 4/17/2024

Michelle Ulmer Date Shirley K. Hart Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D. Duke, Jr., a Notary Public in and for said County and State, **Michelle Ulmer**, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 17th day of April 2024.

Notary Public

My Commission Expires: 3/3/2026

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

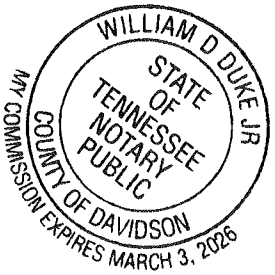
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D. Duke, Jr., a Notary Public in and for said County and State, **Shirley K. Hart**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 17th day of April 2024.

Notary Public

My Commission Expires: 3/3/2026



THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE 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 PROVIDED.

CERTIFICATE OF AUTHENTICITY

I, **Don Duke**, 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 April 17, 2024.

AFFIANT SIGNATURE

4/17/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 17th day of April 2024.

Notary Signature
My Commission Expires: 3/25/2024
[SEAL]

