Karen Johnson Davidson County
Batch# 1133488 DEEDQC
05/10/2024 02:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240510-0034663

The purpose of this instrument is to reflect in the public records vesting of title in real property. Title is vested in the Grantor and Grantee by virtue of Tenn. Code Ann. § 31-2-103.

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00. _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF ~~March~~ May, 2024.

RUSSELL N. McCANN NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. 06/14/25

My Commission Expires: _____

_____
Notary Public

ADDRESS NEW OWNERS:
Joshua Haugen
3717 Yelton Drive
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
133-10-0-003.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **George H. Moss** died September 25, 2023, and title to his real property vested in his heirs: Meghan Hardison and Joshua Haugen, as is shown in Probate Case No. 23P-2211, Davidson County Probate Court. The heirs have settled the estate and Meghan Hardison, a married woman, by this instrument, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does hereby convey, remise, release and forever quitclaim unto **Joshua Haugen**, his heirs, successors, and assigns, her entire interest in and to that real property and improvements described below, thus making Joshua Haugen the sole and only holder of fee simple title; to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Leonard Heights Subdivision, Section 2, as of record in Book 2330, Page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 71 feet on the westerly side of Yelton Drive and runs back 146.9 feet on the southerly side and 142.5 feet on the northerly side to a dead line in the rear on which it measures 71.2 feet.

Being the same property conveyed to George H. Moss and wife, Sandra K. Moss, by Warranty Deed of record in Book 4104, Page 806, Register's Office for Davidson County, Tennessee. Sandra K. Moss having died July 1, 2006, title vested solely in Goerge H. Moss. George H. Moss having died September 25, 2023, and title vested in his sole heirs, Meghan Hardison and Joshua Haugen, as is shown in Probate Case No. 23P-2211, Davidson County Probate Court.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

* By my signature below I attest this has never been my marital residence and my spouse has no marital interests in this real property.

Witness my hand this 10th day of May, 2024.

Meghan Hardison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Meghan Hardison, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2024.

Notary Public My Commission Expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Russell J. McCord, 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 May 10, 2024.

Date

Affiant Signature

5-10-2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of May, 2024.

WESLEY BLOW
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
02-22-26
COUNTY OF WILLIAMSON

Wesley Blow

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)