Karen Johnson Davidson County
Batch# 1136632 DEEDQC
05/20/2024 11:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240520-0037223

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Hunter Hardy and Lydia Isaacs Hardy 7617 Veranda Court Nashville, TN 37221	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226	142-10-0E-062-00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Hunter Hardy, a single man**, by these presents does hereby quitclaim and convey unto, **Hunter Hardy, an unmarried man, and Lydia Isaacs Hardy, an unmarried woman, as joint tenants with rights of survivorship**, their successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

See Exhibit A.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 17th day of May, 2024.

Affiant

My commission expires: 09/07/26
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17th day of May, 2024.

Hunter Hardy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Hunter Hardy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of May, 2024.

Notary Public

My Commission Expires: 09107126

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

EXHIBIT A

BEING a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit 62, together with the appurtenant common elements of Bellevue Station, Phase 2, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restriction for Bellevue Station, a horizontal property regime with private elements, of record in Instrument No. 20160108-0001959; as amended and supplemented in Instrument No. 20160926-0101494; as corrected in Instrument No. 20161025-0112596; and as further amended and supplemented in Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Bellevue Station provided in said Declaration, as amended and supplemented, together with the By-Laws appended thereto, the Site Plan of Bellevue Station, Phase 2, attached as exhibit to said Declaration, as amended and supplemented, together with the boundary plat of record in Instrument No. 20170418-0037989, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit. Being the same property conveyed to Kimberly E. Usher, an unmarried woman by Warranty Deed from Parkside Builders, LLC, a Tennessee liability company, dated August 29, 2017, recorded August 30,2017, of record in Instrument No. 20170830-0089324, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hunter Hardy, a single man, by Warranty Deed from Kimberly E. Usher, an unmarried woman, dated August 13, 2021, and recorded August 17, 2021, at Instrument No. 20210817-0111206, Register's Office for Davidson County, Tennessee.

Being also known as 7617 Veranda Court, Nashville, TN 37221.

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 17, 2024**.

Affiant Signature

May 20, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25