Karen Johnson Davidson County
Batch# 1137846 DEEDQC
05/22/2024 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240522-0038134

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 20 day of May, 2024.

NOTARY PUBLIC
My Commission Expires:

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

NEW OWNER:
Meghan Hardison
819 Allen Road
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
096-14-0-203.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Robert Haugen**, a married man, Grantor, hereby quitclaims and conveys all of his right, title and interest in the hereinafter described property to **Meghan Hardison**, Grantee. Said property conveyed herein is described as follows: Land situated in Davidson County, Tennessee:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 732 on the Plan of Cloverhill, Section 9, as of record in Book 2331, Page 44, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northeasterly margin of Hurt Drive at the corner of Lots Nos. 731 and 732; thence with the line between said two lots northeastwardly 166.17 feet to a point in the southern boundary line of Lot No. 733; thence with the line between Lots No. 732 and 733, northwestwardly 157 feet to the easterly margin of Allen Road; thence with same southwestwardly 130 feet to the beginning of a curve; thence with said curve with a radius of 20 feet, southeastwardly 31.42 feet to the northeasterly margin of Hurt Drive; thence with the same southeastwardly 100 feet to the beginning.

Being the same property conveyed to Lorraine Haugen, unmarried and Robert Haugen, married, as joint tenants with rights of survivorship, by Warranty Deed of record as Instrument No. 20120314-0021740, Register's Office for Davidson County, Tennessee. Lorraine Haugen died on January 27, 2017, and title vested solely in Robert Haugen.

Said property is conveyed subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties,

and without the benefit of a title search. Grantor avers that neither he nor his wife have ever resided in the Property conveyed hereunder and it has never been their marital residence.

This is improved property with an address of: 819 Allen Road, Nashville, Tennessee 37214

DATED this the 20 day of May 2024.

Robert Haugen

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Robert Haugen, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 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 T. 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 20, 2024.

Date

Affiant Signature

5-22-2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of May, 2024.

Notary's Signature

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

My Commission Expires: _____
Date

Notary's Seal (if on paper)