THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1145101 DEEDQC
06/10/2024 11:11:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240610-0043214

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 THE 31 DAY OF May, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-6-2026

THOMAS J. ELMLINGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

ADDRESS NEW OWNER(S) AS FOLLOWS:
The Joseph B. Hart Revocable Living Trust and The Linda June Hart Revocable Living Trust
1009 Battery Lane
Nashville, TN 37220

SEND TAX BILLS TO:
Owners

MAP – PARCEL NUMBERS
131-12-4C-002.00-CO

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Joseph Brett Hart, Sr. and wife, Linda June Hart, hereinafter the Grantors, do hereby remise, release and quitclaim unto Joseph B. Hart, Trustee, and Linda June Hart, Trustee, and their successors in trust, of the Joseph B. Hart Revocable Living Trust and The Linda June Hart Revocable Living Trust, forever, all the right, title, interest and claim which the Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, HOMES AT 1007 & 1009 BATTERY LANE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1007 & 1009 BATTERY LANE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20171102-0112473, 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 HOMES AT 1007 & 1009 BATTERY LANE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20171102-0112473, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

Being the same property conveyed to Joseph Brett Hart, Sr. and wife, and Linda June Hart by

Warranty Deed from Paul M. Hackett and Beatriz Morales, husband and wife, dated April 28, 2023, of record in Instrument No. 20230501-0031895 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1009 Battery Lane, Nashville, TN 37220.

WITNESS my hand this 31 day of May, 2024.

Joseph Brett Hart, Sr. Linda June Hart

STATE OF TENNESSEE }
COUNTY OF Williamson }

Personally appeared before me, a Notary Public in and for said County and State, the within named Joseph Brett Hart, Sr. and wife, Linda June Hart, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 31 day of May, 2024.

Notary Public

My Commission Expires: 5-6-2026

THOMAS J. ELMINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.

Please return to the preparer, at the address above, after recording
SEND TAX STATEMENTS TO GRANTEE