ADDRESS NEW OWNER:
Marijane K. Hart
Jason H. Hart
740 Chandler Road
Mount Juliet, Tennessee 37122

SEND TAX BILLS:
Same

Map-Parcel No.
051-01-0-61.00

Karen Johnson Davidson County
Batch # 1162074 DEEDQC
07/25/2024 08:12:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240725-0056108

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Marijane K. Hart, (hereinafter "Grantor"), my heirs and assigns, hereby transfer and convey as joint tenants with common law rights of survivorship, unto **MARIJANE K. MART**, widowed, and **JASON H. HART**, married, all my right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 87 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H.R. Swann, Jr., Surveyor, April 20, 1947, as follows:

BEGINNING at a point in the southerly margin of Due West Avenue at the corner of Lots Nos. 87 and 88; thence with the dividing line between Lots 87 and 88, southwardly 500 feet; thence westwardly with the dividing line between Lots Nos. 87 and 83B, 46.24 feet to a point, a common corner of Lots Nos. 86 and 87; thence with the dividing line between Lots 86 and 87, northwardly 500 feet to a point in the southerly margin of Due West Avenue; thence with the southerly margin of Due West Avenue eastwardly 100 feet to the point of beginning.

BEING the same property previously conveyed to J.W. Kennedy and wife, Irene Kennedy by Deed of Correction (which corrected legal description of Warranty Deed in Book 2440, Page 50), from M.M. Cuniff and wife, Hattie B. Cunniff, dated 2/19/68 and recorded 2/19/68 in Book 4212, Page 736, said Register's Office.

FURTHER BEING the same property conveyed to Jerry T. Kennedy by Corrected QuitClaim Deed from Heirs of Irene Arnold Kennedy, being Gloria A. Agee, James R. Kennedy, Barbara J. Kinle, Richard A. Kennedy, Goldia Darlene Swartz, Leda Carolyn Traughber, Sherry Yvonne Weakley, and Roseena Kennedy (by Barbara Joyce Kinle and Jerry Thomas Kennedy as Co-Trustees), dated 6/15/89 and recorded 2/13/91 in Book 8291, Page 932 (which corrected QuitClaim Deed recorded 3/9/90 in Book 8061, Page 700), Register's Office for Davidson County, Tennessee.

240624j

The said James W. Kennedy reportedly predeceased Irene Kennedy, and the said Irene Kennedy reportedly died on 4/12/88, with her estate being administered in Docket No. 91003 in the Probate Court for Davidson County, Tennessee.

FURTHER BEING THE same property conveyed to Lawrence H. Hart by Deed from Jery T. Kennedy dated August 19, 2015 and recorded on September 3, 2015 in Instrument No. 20150903-0090024.

FURTHER BEING the same property conveyed to Marijane K. Hart, widowed, by Deed from The Estate of Lawrence Howard Hart, deceased, of record dated 07.02.24 and recorded on Jul 15, 2024 by Instrument No. 20240715-0052817 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 2nd of July 2024.

Marijane Hart

MARIJANE HART,

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marijane Hart, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 2 day of July 2024.

JACQUELINE BURKHART STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 19, 2025

Jacqueline Burkhart
Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT- Jason Hart

Subscribed and sworn to before me this 2 day of July 2024.

JACQUIE BURKHART STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 19, 2025

Jacquie Burkhart
Notary Public
My commission expires: 3-19-25

This Instrument Prepared by:

YANCY BELCHER #21158
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889