Karen Johnson Davidson County
Batch# 1174652 DEEDQC
08/27/2024 08:15:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240827-0065628

**This Instrument Prepared By:**

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

**After Recording Return To The Above.**

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this 23 day of August, 2024.

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires: 05/21/25

**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

# QUITCLAIM DEED

**THIS INDENTURE**, made this 23 day of August, 2024, among:

**JACKSON O. HARDEMAN AND WIFE, SHELLEY C. HARDEMAN AND NICOLE HARDEMAN RUTLEDGE,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**JACKSON OVERTON HARDEMAN, II AND SHELLEY CRUMP HARDEMAN, TRUSTEES OF THE PARKWOOD TRUST LIVING TRUST, DATED AUGUST 23, 2024,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

**WITNESSETH:**

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot 35, LAKEVIEW MANOR, as shown on plat of record in Plat Book 2133, Pages 39, 40 and 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Jackson O. Hardeman and wife, Shelley C. Hardeman and Nicole Hardeman Rutledge, by Quitclaim Deed from Jackson O. Hardeman and wife, Shelley C. Hardeman and Jacqueline N. Hardeman, dated April 26, 2021, and recorded May 3, 2021, at Reference No. 20210503-0059048, in the Register's Office for Davidson County, Tennessee.**

**This improved property is situated at 1040 Parkwood Terrace, Nashville, TN 37220.**

**THIS DEED** has been prepared solely upon information furnished by **Jackson O. Hardeman, Shelley C. Hardeman, and Nicole Hardeman Rutledge.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**JACKSON O. HARDEMAN**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jackson O. Hardeman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of August, 2024.

Trent Linville, Notary Public
My Commission Expires: 05/21/25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

**SHELLEY C. HARDEMAN**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Shelley C. Hardeman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of August, 2024.

Trent Linville, Notary Public
My Commission Expires: 05 / 21 / 25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

**NICOLE HARDEMAN RUTLEDGE**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Nicole Hardeman Rutledge**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of August, 2024.

Trent Linville, Notary Public
My Commission Expires: 05 / 21 / 25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

**Owner Name & Property Address:**

Jackson Overton Hardeman, II and Shelley Crump Hardeman, Trustees
Parkwood Trust Living Trust
1040 Parkwood Terrace
Nashville, TN 37220

**Responsible Party For Taxes:**

Jackson Overton Hardeman, II and Shelley Crump Hardeman, Trustees
Parkwood Trust Living Trust
1040 Parkwood Terrace
Nashville, TN 37220

## Tax Map and Parcel: 145 12 0 013.00

Certificate of Authenticity

I, Trent Linville, 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 08/23/2024.

Date

T Linville

Affiant Signature

08/23/2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 23 day of August, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

