QUITCLAIM DEED

Karen Johnson
Batch # 1179577
09/10/2024 11:09:05 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240910-0069688

LB-QCD-24-7405

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda Jaime Marchelle Hardcastle	**Same as New Owner**	
(NAME)	(NAME)	**182120A14500CO**
7405 Golden Apple Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged and pursuant to the Final Decree, entered in the Fourth Circuit Court for Davidson County, Tennessee, under Docket No. 2201116, **RICHARD ABROM NEAL, AN UNMARRIED MAN, AND,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **AMANDA JAIME MARCHELLE HARDCASTLE, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being all of Lot No. 335, on the plan of Phase 6, Section 6, Apple Valley according to plat and survey appearing of record in Instrument Number 20070125-0010053 and Instrument Number 20070205-0014781, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Richard Abrom Neal and Amanda Hardcastle, husband and wife, by Warranty Deed from Latoya Aluyi and Eghosa L. Aluyi, wife and husband, of record in Instrument No. 20201201-0139325, in the Register's Office of Davidson County, Tennessee, dated November 20, 2020, and recorded on December 01, 2020. Also see Affidavit of Scrivener's Error, of record in Instrument No. 20201218-0150173, in the Register's Office of Davidson County.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **7405 Golden Apple Drive, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 16th day of August, 2024.

Richard Abrom Neal

~~STATE OF~~ With the Armed Forces
~~COUNTY OF~~ Undisclosed Location

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD ABROM NEAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of August, 2024.

Notary Public
My Commission Expires: DYANA L. JACKSON
(SEAL) Paralegal
NOTARY BY FEDERAL STATUTE
10 USC 1044a, IAW AFI 51-504

PUBLIC NOTARY AUTHORIZED UNDER 10 U.S.C. SECTION 1044A SEAL

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212