This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: N/A

Karen Johnson Davidson County
Batch# 1187007 DEEDQC
09/26/2024 02:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240926-0074795

This instrument was prepared from information supplied by the parties. Momentum Title, LLC, has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

This conveyance is tax exempt. T.C.A. § 67-4-409(a)(1)(C)(i)(b).
No oath of value is required. T.C.A. § 67-4-409(a)(1)(E).

Address New Owner	Send Tax Bills To:	Map & Parcel Number
James E. Hatchett and Cynthia Hatchett 2016 Jordan Drive Nashville, TN 37218	New Owner	069 07 0 041.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **James, E. Hatchett and Cynthia Hatchett, husband and wife,** ("Grantors") do hereby quitclaim and convey unto **James E. Hatchett and Cynthia Hatchett, husband and wife**, ("Grantees"), their heirs and assigns, all of the Grantors' right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 5 on the Plan of Clintondale, as of record in Book 2330, page 120, Register's Office for said County.

Said Lot No. 5 fronts 155 feet on the southeasterly side of Jordan Drive and extends back between lines, 319.6 feet on the southwest line and 377.8 feet on the northeast line, to a dead line measuring 129.2 feet thereon.

Being the same property conveyed to George E. Hatchett and wife Mary M. Hatchett by deed from L.H. Jordan and wife, marie G. Jordan, of record in Book 2908, page 115. Register's office for Davidson County, Tennessee. The said Mary M. Hatchett died on November 4, 1980, leaving George E. Hatchett as the surviving tenant by the entirety. George E. Hatchett died testate on January 16, 1997 in Davidson County, Tennessee, devising said property to James E. Hatchett. See Davidson County Probate Case No. 98P579.

It is the Grantors' intent that this instrument shall create an estate by the entireties between the Grantees, in and to the entire interest in the property previously held by the Grantors. T.C.A. § 66-1-109 (2023).

This is improved property located at: **2016 Jordan Drive, Nashville TN, 37218**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantors have executed this instrument on this 25th day of September, 2024.

GRANTORS:

James E Hatchett

James, E. Hatchett

Cynthia Hatchett

Cynthia Hatchett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **James, E. Hatchett** and **Cynthia Hatchett**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of September, 2024.

Bria Sawyers

Notary Public
My Commission expires: 3/20/2028

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 09/25/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/25/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of September, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

