This Instrument Prepared By:
Reginald P. Harrion, Esq.
o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

Karen Johnson Davidson County
Batch# 1189477 DEEDQC
10/03/2024 08:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241003-0076650

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Deborah R. Hardison
363 Janette Avenue
Goodlettsville, TN 37072

MAIL TAX STATEMENT TO:
Deborah R. Hardison
363 Janette Avenue
Goodlettsville, TN 37072

MAP PARCEL NUMBERS:
Map/Parcel: 033 12 0 142.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Deborah R. Hardison, formerly known as Deborah R. Love Hardison, an unmarried woman and surviving spouse of Kevin Hardison who became deceased on** 3/1/21, by these presents do hereby quitclaim and convey unto the said **Deborah R. Hardison, an unmarried woman**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to remove deceased and update last name and marital status.

This is unimproved (✓) property known as 363 Janette Avenue, Goodlettsville, TN 37072
Improved ( )

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.

Witness our hand this 25th day of September, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Deborah R. Hardison

F/K/A Deborah R. Love Hardison

F/K/A Deborah R. Love Hardison

ACKNOWLEDGMENT

STATE OF Tennessee)
ss
COUNTY OF Davidson)

Personally appeared before me, Greg D Davis, a Notary Public in and for said County and State, Deborah R. Hardison f/k/a Deborah R. Love Hardison and _____ the within named bargainor, individual(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.

Given under my hand and official seal of office at Goodlettsville, TN this 25th day of September, A.D., 2024

NOTARY STAMP/SEAL
GREG D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY PUBLIC
Notary Commission Expires: 10/21/24

AFFIDAVIT OF VALUE

STATE OF Tennessee)
ss
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - 67-4-409 (4).

Subscribed and sworn to before me this the 25th day of September, 2024.

Affiant

Notary Public

My Commission Expires: 10/21/24

(Affix Seal)
GREG D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

Land in Davidson County, being Lot No. 298 on the Plan of Gatewood, Section 3, as of record in Book 4175, Pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Erwin C. Hardison III by Deed from Deborah R. Love Hardison and husband, Kevin Hardison, recorded as Document No. 20021015-0126290, Register's Office of Davidson County, Tennessee.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Special Warranty Deed recorded in Book: Page: Instrument: 20140102-0000125 in the Register's Office of Davidson County, Tennessee.

Parcel/APN/Tax ID: 033120142.00

Certificate of Authenticity

I, Jennifer Terranova, 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 9/25/24.

Date

Jennifer Terranova
Affiant Signature

9/27/24
Date

State of New York

County of Monroe

Sworn to and subscribed before me this 27 day of September, 20 24.

Amy Allis
Notary Signature

My Commission Expires: 10/9/2025
Date

Notary's Seal (if on paper)

Amy L Allis
Orleans Notary Public
~~Niagara~~ County, New York
Lic. #01AL6065062
Comm. Exp. 10/09/2025