Prepared from Information provided from parties without the benefit of a Title Search

Instrument Prepared By:

I. Dyke Tatum, Attorney
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is **$ -0-**

Affiant X Phil Hart

Subscribed and sworn to before me
2 day of October, **2024.**

Sara Davenport
Notary Public

My Commission Expires: 1-30-27

SARA DAVENPORT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

QUITCLAIM DEED

Address New Owner:
Henry Buckner & Phil Hart
2841 Lakeland Drive
Nashville, TN 37214

Send Tax Bills To:
SAME

Map-Parcel Numbers:
09610017000

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Emily Francine Hart** by these presents does hereby transfer and quitclaim and convey said property unto **Henry Buckner** and **Phil Hart,** their successors and assigns, all of her rights, title, and interest in and to the following described tracts of land:

Land in Davidson County, Tennessee, being Lot No. 81 on the plan of Twin Lawn Subdivision, of record in Bok 2331, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follow:

Said Lot No. 81 fronts 88 feet on the southerly side of Lakeland Drive and extends back between lines 168 feet on the westerly side and 193 feet on the easterly side to a broken line in the rear on which it measures 90.1 feet.

Being the same property conveyed to Emily Francine Hart by Quitclaim Deed from GIG Enterprises LLC of record in Instrument No. 20210310-0031538, Register's Office for Davidson County, Tennessee.

X – Improved property know as: 2841 Lakeland Drive, Nashville, Tennessee 37214

WITNESS my hand this 30 day of September, **2024.**

X Emily Francine Hart
Emily Francine Hart

Karen Johnson
Batch # 1192714
10/11/2024 08:57:48 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20241011-0078940

State of **Tennessee**

County of **Wilson**

On this 30 day of September, **2024,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me, **Emily Francine Hart,** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that **she** executed the within instrument as **her** free act and deed.

WITNESS my hand and official seal this 30 day of September, **2024.**

ANN McPEAK
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

Notary Public

Commission Expires: 1-28-26