Karen Johnson Davidson County
Batch# 1207092 DEEDQC
11/20/2024 11:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241120-0090396

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, November 19, 2024.

Notary Public

My Commission Expires:

New Owner Address:
Hart Family Trust
615 Belle Meade Blvd, Unit 106
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
130-2-A 10 10CO

QUITCLAIM DEED

Richard Banner Hart and Jean Shinn Hart, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Hart Family Trust**, dated November 19, 2024 ("Grantee"), a Tennessee community property trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 19, 2024**.

Richard Banner Hart

Jean Shinn Hart

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Richard Banner Hart and Jean Shinn Hart**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 19, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-19-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. D-2 on the Plan of Glencourt Condominiums according to the Master Deed of record in Book 6396, page 825, re-recorded in Book 6402, page 279, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 162, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard Banner Hart and Jean Shinn Hart, husband and wife, from Fred Harvey III and Amy Bondurant Harvey, as the duly appointed Co-Executors of the Estate of Fred Harvey, Jr., by deed of record in Instrument No. 20110621-0047428, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 615 Belle Meade Boulevard, Unit 106, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 November 19, 2024.

Affiant Signature

11/19/2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
November 19, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: 09-19-27

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY