Karen Johnson Davidson County
Batch# 1207129 DEEDQC
11/20/2024 12:20:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20241120-0090445

File No: 2001817788

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Pkwy
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Katie L. Ard, 646 Stanvid Dr., Nashville, TN 37216

Exempt: Section 67-4-409(a)(1)(c)(v): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Tax Parcel Number: 061 02 0 071.00

QUITCLAIM DEED

Daniel J. Ard, unmarried, whose mailing address is **7107 Preston Run Dr., Goddlesttsville, TN 37072**, and **Katie L. Ard,** unmarried, whose mailing address is **646 Stanvid Dr., Nashville, TN 37216**, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, TN in Case No. 23D-1332 on 1/12/2024 ("Grantor"), for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Katie L. Ard,** ("Grantee"), whose tax mailing address is **646 Stanvid Dr., Nashville, TN 37216,** with quitclaim covenants, their interest in the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

BEING LOT NO. 349 ON THE PLAN OF SEC. XI, GRA-MAR ACRES AS OF RECORD IN BOOK 2663, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 349 FRONTS 150 FEET ON THE SOUTH SIDE OF STANVID DRIVE, AND RUNS BACK 346.2 FEET ON THE EAST LINE AND 351.3 FEET ON THE WEST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 80.7 FEET.

BEING THE SAME PROPERTY CONVEYED TO DANIEL J. ARD AND KATIE L. ARD, HUSBAND AND WIFE FROM MICHAEL SCHKLAR AND JULIA A. SCHKLAR, HUSBAND AND WIFE, DATED 09/14/2018, RECORDED 09/19/2018, DEED INSTRUMENT NO. 20180919-0092935, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 061 02 0 071.00

Property Address is: 646 Stanvid Dr., Nashville, TN 37216

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on October 11, 2024:

Daniel J. Ard

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Daniel J. Ard**, personally known to me, or has produced TN Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11th day of October, 2024.

Notary Public

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on October 11, 2024:

Katie L. Ard

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Katie L. Ard**, personally known to me, or has produced TN Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11th day of October, 2024.

Notary Public

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

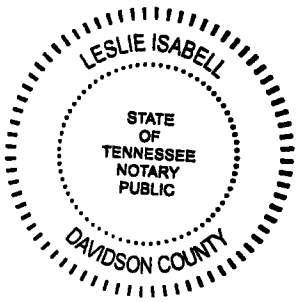
Affiant

Subscribed and sworn to before me on this the 11th day of October, 2024.

Notary Public

My Commission Expires: 3/20/28

SEAL



Tennessee Certification of Electronic Document

I, Amy Cox, 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 10/11/2024 (date of document).

Affiant Signature

11/19/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 19 day of NOVEMBER, 2024.

Notary's Signature

MY COMMISSION EXPIRES 12-14-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2025
Commission Number 1411282