Karen Johnson Davidson County
Batch# 1251566 DEEDQC
03/25/2025 08:41:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250325-0022107

File No: 2002955174

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
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:
Joseph Charles Defatta and **Hannah Duffett Defatta**, 920 Harpeth Bend Dr, Nashville, TN 37221

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 156 06 0 017.00

QUITCLAIM DEED

Joseph Charles Defatta and **Hannah Duffett Defatta**, husband and wife, whose mailing address is **920 Harpeth Bend Dr, Nashville, TN 37221** and **John W. Duffett,** a married man, conveying non homestead property, whose mailing address is **327 Banbury Park Lane, Franklin, TN 37069** ("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 **Joseph Charles Defatta** and **Hannah Duffett Defatta,** a married couple, intending to hold title as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **920 Harpeth Bend Dr, Nashville, TN 37221,** with quitclaim covenants, his/her/their interest in the following described real estate:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 788 ON THE PLAN OF HARPETH WOODS, SECTION FOUR - FIRST ADDITION OF RECORD IN PLAT BOOK 5200, PAGE 635, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 6097, PAGE 560, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE FLOW OF ANY CREEKS, STREAMS, OR BRANCHES ACROSS SUBJECT PROPERTY.

SUBJECT TO TITLE TO ANY PORTION OF SAID LAND LYING IN THE BED OR BANKS OF THE HARPETH RIVER, THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF SAID RIVER, WITHOUT DIMINUTION OR POLLUTION, AND THE CONSEQUENCE OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF SAID RIVER.

Property Address is: 920 Harpeth Bend Dr, Nashville, TN 37221

BEING THE SAME PARCEL CONVEYED TO JOSEPH CHARLES DEFATTA AND HANNAH DUFFETT DEFATTA, HUSBAND AND WIFE AND JOHN W. DUFFETT, A MARRIED MAN JOSEPH CHARLES DEFATTA AND HANNAH DUFFETT DEFATTA, HUSBAND AND WIFE AND JOHN W. DUFFETT, A MARRIED MAN FROM BY VIRTUE OF A DEED DATED 07/15/2021, RECORDED IN 07/19/2021, DEED AS INSTRUMENT NO. 20210719-0096259, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel ID: 156 06 0 017.00

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 March 10, 2025:

Joseph Charles Defatta

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Joseph Charles Defatta**, personally known to me, or has produced drivers 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 10 day of March, 2025.

Notary Public 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on March 10, 2025:

Hannah Defatta

Hannah Duffett Defatta

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Hannah Duffett Defatta**, personally known to me, or has produced drivers 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 10 day of March, 2025.

Notary Public 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on March 10, 2025:

John W. Duffett

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **John W. Duffett**, personally known to me, or has produced drivers 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 10 day of March, 2025.

Notary Public 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

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 $0.00.

Affiant

Subscribed and sworn to before me on this the 10 day of March, 2025.

Notary Public

My Commission Expires: 10-4-27

SEAL

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 03/10/2025 (date of document).

Affiant Signature

03/13/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 13 day of MARCH, 2025.

Notary's Signature
Christine McClurg

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