QUITCLAIM DEED

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. Affiant Sworn to and subscribed before me this 27th day of March, 2025. Notary Public My Commission Expires: **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

PAMELA PEDRICK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-08-2027

THIS INDENTURE, made this 27th day of March, 2025, among:

JENNIFER HARE, BENEFICIARY UNDER THE LAST WILL AND TESTAMENT OF NANCY KATHERINE TRAYNHAM,

of Henderson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JENNIFER HARE, AN UNMARRIED WOMAN

of Henderson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Lot No. 49 on the Plan of Merry Oaks Subdivision, Section II, as of record in Book 2133, Page 8, Register's Office for said county. Known as 2408 Merry Oaks Drive, Nashville, TN.

Being the same property conveyed to Nancy Marsh Traynham, also known as Nancy Katherine Trayhnham, by Affidavit of Heirship from Evelyn Marsh dated July 5th, 2005, and recorded on July 14th, 2005 at Instrument No. 20050714-0081618 in the Register's Office for Davidson County, Tennessee. Evelyn V. Marsh having passed away on May 27th, 2005. Having died testate, Ms. Nancy Marsh Traynham's, also known as Nancy Katherine Traynham, interest in said property is being devised to Jennifer Hare, as Personal Representative and Beneficiary under the Tennessee Last Will and Testament of Ms. Nancy Katherine Traynham dated, September 12, 2020, as shown by Order Granting Petition for Probate of Will for Limited Purpose of Establishing Muniment of Title, Case No. 25P441. Said Last Will and Testament having been recorded on March 31st, 2025 at Instrument No. 20250331-0024050 in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1256558 DEEDQC
04/04/2025 01:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250404-0025800

Being the same property conveyed to John E. Marsh and wife, Evelyn V. Marsh by Warranty Deed from Jennifer Faye Smythia, unmarried, dated March 30, 1978 and recorded March 30, 1978, in Deed Book 5267, pages 402-403, Register's Office for Davidson County, Tennessee. The said John E. Marsh having passed away on December 6th, 1983 with Evelyn V. Marsh receiving his full share.

This improved property is situated at 2408 Merry Oaks Dr, Nashville, TN 37214.

THIS DEED has been prepared solely upon information furnished by **Jennifer Hare, an unmarried woman.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

JENNIFER HARE

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jennifer Hare, an unmarried woman**, the within named bargainor(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.

Witness my hand and official seal this 27th day of March, 2025.

_____, Notary Public

My Commission Expires: 09/20/2025

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Jennifer Hare
727 Pineview Rd
Lexington, TN 38351

Responsible Party For Taxes:

Jennifer Hare
727 Pineview Rd
Lexington, TN 38351

Tax Map and Parcel: 09511016200

Certificate of Authenticity

I, Trent Linville, 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 March 27th, 2025.

Date

T Linville

Affiant Signature

03/27/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 27th day of March, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY