Karen Johnson Davidson County
Batch# 1260140 DEEDQC
04/15/2025 10:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250415-0028558

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 11th day of April, 2025.

NOTARY PUBLIC
My Commission Expires: July 7, 2025

ADDRESS OF NEW OWNER:
Danika Holmes
1408 Station Four Lane
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

Map & Parcel: 064,05 0 101.00

TINA MABRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Jeb Hart, married**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Danika Holmes, married**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 72, Phase One, Cleveland Hall, as shown on the plat of record in Plat Book 11700, Page 51, and Surveyor's Certificate of Correction recorded in Instrument No. 19991209-0301348, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeb Hart and Danika Holmes, married, from Elliott Waters and Nyeesha Waters, by Warranty Deed, of record in Instrument No. 20220421-0046280, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 1408 Station Four Lane, Old Hickory, Tennessee 37138.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the _____ day of April, 2025.

Jeb Hart

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jeb Hart, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 11th day of April, 2025.

Notary Public

My Commission Expires: July, 7, 2025

TINA MABRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 11, 2025.

J. Carlton Drumwright

4/11/25
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 4/11/25.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY