Karen Johnson Davidson County
Batch# 1260480 DEEDQC
04/16/2025 10:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250416-0029018

QUITCLAIM DEED

MAIL RECORDED DEED TO:

HILARY C. HOOVER
624 NEILL AVENUE
NASHVILLE, TN 37206

OWNER (SEND TAX BILLS TO):

HILARY C. HOOVER
624 NEILL AVENUE
NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, HILARY C. HOOVER, a married woman, who took title as a single woman, joined by her spouse, BROOKE HOOVER (herein, "Grantor"), whose address is 624 Neill Avenue, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to HILARY C. HOOVER, a married woman (herein, "Grantee"), whose address is 624 Neill Avenue, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 624 Neill Avenue, Nashville, TN 37206

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 082-08-0-032.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 3rd day of April, 2025.

GRANTOR:

Hilary C. Hoover

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Hilary C. Hoover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2025.

[Affix Notary Seal]

SUSAN G HUTTINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-8-2028

GRANTOR:

Brooke Hoover

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brooke Hoover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2025.

[Affix Notary Seal]

SUSAN G HUTTINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-8-2028

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 0.00.

Grantee:

Grantee signature: Hilary C Hoover
Hilary C. Hoover

Subscribed and sworn to under oath before me, this 3rd day of April, 2025 by Hilary C. Hoover.

[Affix Notary Seal]

SUSAN G HUTTINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Susan G Huttinger
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-8-2028

EXHIBIT A

[Legal Description]

Being Lot No. 82 and the South 5 feet of Lot 81, on the plan of Bransford Realty Company's Subdivision of the McWhirter Tract and Love-McFerrin Tracts, which is of record in Plat Book 421, Page 52, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20180720-0070905 on July 20, 2018.

PIN NO: 082-08-0-032.00

STREET ADDRESS:

624 Neill Avenue, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Certificate of Authenticity

I, Melissa Blacknick, do hereby make this oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/3/2025.

Signature 4/4/2025

State of New York

County of New York

Personally appeared before me Kristin Buksa A Notary Public for this County and State, Melissa Blacknick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

4/4/2025
Notary's Signature

KRISTIN BUKSA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BU6044547
Qualified in Nassau County
Commission Expires July 10, 2026

My commission expires: July 10, 2026