Karen Johnson Davidson County
Batch# 1262818 DEEDQC
04/21/2025 03:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250421-0030377

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. RYAN J. ALSPAUGH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON Affiant Sworn to and subscribed before me this 16th day of April, 2025. Notary Public My Commission Expires: 9/20/25 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

QUITCLAIM DEED

THIS INDENTURE, made this 16th day of April, 2025, among:

TRACY A. HARE, A WIDOW

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

AND

TRACY ANN HARE, TRUSTEE OF THE TRACY HARE FAMILY TRUST DATED APRIL 16, 2025,

of Davidson 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".

LAND in Davidson County, Tennessee, being Lot No. 68 on the Plan of Burkitt Springs, Phase Two, as of record in Instrument No.: 20150205-0011089, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard C. Hare and Tracy A. Hare by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated June 30, 2016, and recorded July 1, 2016, at Instrument No. 20160701-0067868, in the Register's Office for Davidson County, Tennessee. The said Richard C. Hare having since passed away on January 2, 2025, with Tracy A. Hare receiving his full share.

This improved property is situated at 744 Westcott Lane, Nolensville, TN 37135.

THIS DEED has been prepared solely upon information furnished by **Tracy A. Hare.** 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.

TRACY A. 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, **Tracy A. Hare**, 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 16th day of April, 2025.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25

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

Owner Name & Property Address:

Tracy Ann Hare, Trustee
Tracy Hare Family Trust
744 Westcott Lane
Nolensville, TN 37135

Responsible Party For Taxes:

Tracy Ann Hare, Trustee
Tracy Hare Family Trust
744 Westcott Lane
Nolensville, TN 37135

Tax Map and Parcel: 187 5 A 068CO

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 4/16/25.

Date

Affiant Signature

4/16/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 16th day of April, 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