QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1264402 DEEDQC
04/24/2025 09:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250424-0031488

STATE OF TENNESSEE
COUNTY OF DAVIDSON

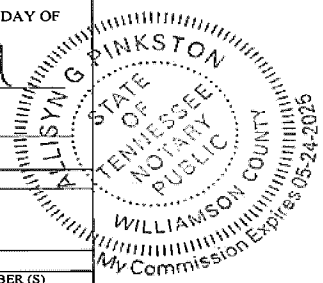
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zachary T. Malone and Addison Edwards Malone	**Same as New Owner**	
5108 Vineyard Point	(NAME)	**098-13-0B-014.00 CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **ZACHARY T. MALONE, A MARRIED MAN,*** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **ZACHARY T. MALONE AND ADDISON EDWARDS MALONE, HUSBAND AND WIFE,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14, AS SHOWN ON THE MAP ENTITLED NEWPORT, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 9700, PAGE 568, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IN HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ZACHARY T. MALONE, AN UNMARRIED MAN, BY WARRANTY DEED FROM ADAM M. HARTHCOCK AND JESSICA A. HARTHCOCK, HUSBAND AND WIFE, DATED NOVEMBER 30, 2021, AND FILED FOR RECORD ON DECEMBER 03, 2021, IN INSTRUMENT NO. 20211203-0160426, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 5108 VINEYARD POINT, HERMITAGE, TN 37076.

***THE SAID ZACHARY T. MALONE HAVING SINCE MARRIED ADDISON EDWARDS MALONE AND IT BEING THE EXPLICIT INTENT OF THE PARTIES TO CREATE A TENANCY BY THE ENTIRETIES PURSUANT TO TCA § 66-1-109.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 18th day of April, 2025.

ZACHARY T. MALONE

STATE OF SC
COUNTY OF Spartanburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zachary T. Malone, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2025.

Notary Signature

My commission expires: 2/23/2034

Frances C. Pouncey
NOTARY PUBLIC, STATE OF SOUTH CAROLINA
My Commission Expires 02/23/2034

Certificate of Authenticity

I, Andrew Suzore, 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 18, 2025.

Date

Affiant Signature

April 24, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of April, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027