This instrument prepared by:

File No. 20251228R

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 1283436 DEEDQC
06/09/2025 10:38:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250609-0045086

The actual consideration is $0.00.

NEW OWNER:

AFFIANT

Ella Grace Militello
110 Rural Avenue
Nashville, TN, 37209

Subscribed and sworn to before me this
the 6 day of June, 2025

SEND TAX BILLS TO:

New owner

NOTARY PUBLIC

MAP/PARCEL:

My Commission Expires: 1/14/26

103-06-0-054.00

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Ella Grace Militello f/k/a Ella G. Hazard, an unmarried woman, and Andrew C. Hazard, an unmarried man (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Ella Grace Militello, an unmarried woman, (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Revised Plan of Richland Meadows, as of record in Book 2330, Page 95, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew Hazard, unmarried, and Ella G. Smith, unmarried, as tenants in common with right of survivorship by Warranty Deed from Donald Arkovitz and wife, Martha E. Arkovitz of record in Instrument No. 20140509-0040019 Register's Office for Davidson County, Tennessee, dated May 09, 2014 and recorded on May 09, 2014.

Being the same property conveyed to Andrew C. Hazard and Ella G. Hazard, husband and wife, by Quitclaim Deed from Andrew Hazard also known as Andrew C. Hazard, and Ella G. Hazard formerly known as Ella G. Smith, husband and wife of record in Instrument No. 20191030-0111341 Register's Office for Davidson County, Tennessee, dated October 24, 2019 and recorded on October 30, 2019.

This property is commonly known as 110 Rural Avenue, Nashville, TN 37209.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. 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, makes this conveyance to Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 6 day of June, 2025.

GRANTOR:

Ella Grace Militello

Ella Grace Militello f/k/a Ella G. Hazard

Andrew C. Hazard

Andrew C. Hazard

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ella Grace Militello f/k/a Ella G. Hazard with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 6 day of June, 2025.

Sydney Lasch

NOTARY PUBLIC

My Commission Expires: 1/14/26

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrew C. Hazard with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 6 day of June, 2025.

Sydney Lasch

NOTARY PUBLIC

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/14/26

Certificate of Authenticity

I, Ryan Rafoth, 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 June 6, 2025.

Date

Affiant Signature

6/06/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of June, 2025.

Notary's Signature

My Commission Expires: 1/14/26
Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY