Karen Johnson Davidson County
Batch # 1292598 DEEDQC
07/02/2025 09 02 45 AM 2 pgs
Fees $12 00 Taxes $0 00
20250702-0052123

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067
File No. 28253

This instrument was drafted from information furnished by the parties No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act

PONDA CULBERSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-28-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0 00

Affiant _____

Subscribed and sworn before me, this the 27th day of June, 2025.

Notary Public _____
My Commission Expires 2.28.2027

Address of New Owner:
Melissa Hart
Karen Hart
5337 Green Valley Court
Nashville, TN 37220

Send Tax Bills To:
Same as New Owner

MAP/PARCEL:
160-05-0-026.00

QUITCLAIM DEED

For and in consideration of One Dollar (1 00), cash in hand paid, the receipt of which is hereby acknowledged, **Karen E. Hart, an unmarried woman and Brock K. Hart, an unmarried man, joint tenants with rights of survivorship,** (hereinafter referred to as "**GRANTORS**") does quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Melissa Hart and Karen Hart, tenants in common with rights of survivorship,** (hereinafter referred to as "**GRANTEES**") their Heirs and Assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Oak Hill Estates, Section Two, of record in Plat Book 4460, Pages 36-38, amended in Book 4569, Page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made of a more complete description

Being the same property conveyed to Karen E Hart, an unmarried woman, and Brock K Hart, joint tenants with rights of survivorship, dated June 1, 2017, of record in Instrument no. 20170626-0063994, Register's Office for Davidson County, Tennessee.

This is improved property located at **5337 Green Valley Court, Nashville, TN 37220.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises

IN WITNESS WHEREOF, this document was executed this 27th day of June, 2025.

Karen E. Hart

Brock K. Hart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 27th day of June, 2025.

Notary Public

My Commission Expires.

RONDA CULBERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-28-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 27th day of June, 2025.

Notary Public

My Commission Expires:

RONDA CULBERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-28-2027