Karen Johnson Davidson County
Batch# 1308722 DEEDQC
08/12/2025 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250812-0063891

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**.

Affiant

Sworn to and subscribed before me this th day of . .

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

Notary Public
My Commission Expires: 06/26/2028

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 11th day of August, 2025 , among:

TRACY A. HARE, BENEFICIARY UNDER THE LAST WILL AND TESTAMENT OF RICHARD C. HARE,

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

AND

TRACY A. HARE, TRUSTEE OF THE THE TRACY HARE FAMILY TRUST,

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 5, 2025, with Tracy A. Hare receiving his full share.

Being the same property conveyed to Tracy A. Hare, Beneficiary under the Last Will & Testament of Richard C. Hare dated October 19, 2018 as shown by Order Granting Petition for Probate of Will for Limited Purpose of Establishing Muniment of Title, Case No. 25P1193 in the Probate Court for Davidson County, Tennessee. Said Order having been recorded July 23, 2025, instrument number 20250723-0058341, in the

Register's Office for Davidson County, Tennessee. Said Last Will and Testament having been recorded on July 23, 2025, instrument number 20250723-0058342 in the Register's Office for Davidson County, Tennessee.

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

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 11th day of August, 2025.

Notary Public
My Commission Expires: 04/26/2028

Owner Name & Property Address:

Tracy A. Hare, Trustee
The Tracy Hare Family Trust
744 Westcott Lane
Nolensville, TN 37135

Responsible Party For Taxes:

Tracy A. Hare, Trustee
The 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 August 11, 2025.

Date

T Linville

Affiant Signature

08/11/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 11th day of August, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

