BILL GARRETT, Davidson County
Trans:T20170036060 DEEDQC
Recvd: 04/28/17 13:20 4 pgs
Fees:22.00 Taxes:0.00
20170428-0041992

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Karen C. Harding Affiant
Subscribed and sworn before me this the
20th Day of April, 2017.
Brandi Wells, Deputy Register

Quitclaim Deed

RECORDING REQUESTED BY Meriam Christine Brown Harding
AND WHEN RECORDED MAIL TO: Send Tax Bills To:
Eric Frank Harding, Grantee(s)
Karen Clevonne Harding
4059 Fairmeade Drive Nash. TN 37218
Consideration: $ 000 (Gift)
Property Transfer Tax: $
Assessor's Parcel No.: 059 09 D 158.00
PREPARED BY: MERIAM C. HARDING certifies herein that he or she has prepared this Deed.

Meriam C. Harding
Signature of Preparer

April 27, 2017
Date of Preparation

MERIAM C HARDING
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on April 27, 2017 in the County of Davidson, State of Tennessee
by Grantor(s), Meriam C. Harding,
whose post office address is 4059 Fairmeade Drive,
to Grantee(s), Eric Frank Harding; Karen Clevonne Harding*,
whose post office address is 4059 Fairmeade Drive; Nashville Tn. 37218,

WITNESSETH, that the said Grantor(s), Meriam C. Harding,
for good consideration and for the sum of ten dollars
($ 10.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

* Meriam C. Harding is to have a lifetime estate.

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Miriam C Harding
Signature of Grantor

MIRIAM C HARDING
Print Name of Grantor

Loretta D.J. Smith
Signature of First Witness to Grantor(s)

Loretta D.J. Smith
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Karen C. Harding
Signature of Grantee

Karen C. Harding
Print Name of Grantee

Loretta D.J. Smith
Signature of First Witness to Grantee(s)

Loretta D.J. Smith
Print Name of First Witness to Grantee(s)

Eric F Harding
Signature of Second Grantee (if applicable)

Eric F Harding
Print Name of Second Grantee (if applicable)

Loretta D.J. Smith
Signature of Second Witness to Grantee(s)

Loretta D.J. Smith
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tenn

County of Davidson

On 4-28-17, before me, Henry Smith, a notary public in and for said state, personally appeared, Meriam C. Harding, Karen C. Harding, Eric F. Harding

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known X Produced ID _____

Type of ID _____

(seal)

HENRY L. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. 260 on the Plan of Haynes Estates, Section VI, as of record in Book 4300, page 87, Register's Office for Davidson County, Tennessee.

SAID Lot No. 260 fronts 68.60 feet in the northerly side of Fairmeade Drive and runs back between lines 246.97 feet on the easterly side and 250.43 feet on the westerly side, to a line at the rear on which it measures 52.49 feet thereon.

Being the same property conveyed to Joseph F. Harding and wife, Meriam C. Harding by; deed from Hyancinth O. Ekelema and wife Rosaline Ekelema, of record in Book 5258, page 624, Register's Office of Davidson County, Tennessee. Joseph F. Harding having since died.