THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 464678 DEEDQC
08/26/2020 11:47:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200826-0096769

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Nagalak Properties, LLC – Series B – Grandview Drive 1203 Longstreet Circle Brentwood, TN 37027	Same as Owner	117-16-155-16DA-6955

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **EUNICE H. GERTH, as successor co-Trustee of THE ESMOND H. HARDING LIVING TRUST**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Nagalak Properties, LLC – Series B – Grandview Drive**, hereinafter called the Grantee, its successors and assigns, all right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

BEING **Lot No. 58** on the Plan of Oriental Golf Club Subdivision, Section 1, as of record in Book 1424, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 58 fronts 75 feet on the southerly side of Grandview Drive and extends back between parallel lines 201.5 feet to a dead line.

Being the same property conveyed to THE ESMOND H. HARDING LIVING TRUST, ESMOND H. HARDING, TRUSTEE, by Quitclaim Deed from ESMOND HOLLIFIELD HARDING, filed on

08/16/2016, at Instrument No. 20160816-0085074, Davidson County Register of Deeds. Esmond H. Harding is now deceased. Eunice H. Gerth is the successor Co-Trustee of The Esmond H. Harding Living Trust and is authorized to act for said Trust without joinder of any other Co-Trustee of the Trust, pursuant to The Esmond H. Harding Living Trust Agreement.

This is property commonly known as 1111 Grandview Drive, Nashville, TN 37204.

Witness my hand, this 21st **day of** August, **2020:**

Eunice H. Gerth

EUNICE H. GERTH, as co-Trustee of
THE ESMOND H. HARDING LIVING TRUST

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 **EUNICE H. GERTH**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of August **2020**:

Notary Public

My Commission Expires: 10/23/21

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Eunice H. Gerth
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF August, **2020**:

Notary Public

My Commission Expires: 10/23/21

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY