Karen Johnson Davidson County
Batch# 852637 DEEDQC
05/09/2022 12:00:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220509-0052913

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF New COUNTY OF New York The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 5 day of May, 2022. Notary Public My Commission Expires: 6/28/2022

QUITCLAIM DEED

Address New Owner: William Huger Hardie, III, Trustee 4606 Shys Hill Road Nashville, Tennessee 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 04 0 077.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Coyle Hardie Family Foundation LLC, a Tennessee Limited Liability Company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **The William Huger Hardie, III Separate Property Trust, dated February 13, 2007, as amended and restated on November 4, 2015, and amended on February 15, 2018**, its heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Westerly half of Lot No. 263 in Belmont Land Co's Plan of lots called "Belmont Heights" as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 263 fronts 50 feet on the south side of Sweetbriar Avenue and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Coyle Hardie Family Foundation LLC, a Tennessee Limited Liability Company, by Warranty Deed from Claudia C. Bonnyman, married, dated March 11, 2022 and recorded on March 16, 2022 in Instrument No. 20220316-0030622 in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 1705 Sweetbriar Avenue, Nashville, Tennessee 37212.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of May, 2022.

Coyle Hardie Family Foundation LLC

William H. Hardie, III, Manager

STATE OF New York)
COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Hardie, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Manager of the Coyle Hardie Family Foundation, LLC, and as such officer executed the within instrument on behalf of said LLC with authority and for the purposes therein contained.

Witness my hand, at Office, this 5 day of May, 2022.

Notary Public

My Commission Expires: 6/28/2022

MEEKA KORTMULDER
Notary Public - State of New York
NO. 01KO6224251
Qualified In Bronx County
My Commission Expires Jun 28, 2022