Karen Johnson Davidson County
Batch# 852637 DEEDQC
05/09/2022 12:00:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220509-0052914

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 York )
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:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| William Huger Hardie, III, Trustee<br>4606 Shys Hill Road<br>Nashville, Tennessee 37215 | New Owner | Map and Parcel No.:<br>118-01-0-135.00 |

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 in Davidson County, Tennessee, being Lot No. 132 on the Plan of Montrose Place, of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Coyle Hardie Family Foundation LLC, a Tennessee Limited Liability Company, by Warranty Deed from David Todd McEachern, dated April 2, 2021 and recorded on April 5, 2021 in Instrument No. 20210405-0043939 in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 1101 Montrose Avenue, Nashville, Tennessee 37204.

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