Karen Johnson Davidson County
Batch# 921964 DEEDQC
09/27/2022 01:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220927-0106907

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Steve E. Harder Affiant Subscribed and sworn to before me, this 26th day of September, 2022. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Steve E. Harder, Trustee 612 Green Park Nashville, Tennessee 37215	SAME	117 13 0B 065.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Steve E. Harder**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and

quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Steve E. Harder, Trustee of the Steve E. Harder Living Trust**, established by the Revocable Trust Agreement of Steve E. Harder dated October 4, 2021, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 26th day of September, 2022.

Steve E. Harder

Steve E. Harder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve E. Harder, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of September, 2022.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Lindsay Hamada
Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 612 on the Plan of Abbottsford, as of record in Plat Book 6250, page 419-421, as amended in Book 6771, page 683, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steve E. Harder, Raymond Harder and wife, Thelma E. Harder, by deed from John A. West, III and wife, Judith A. West, of record in Book 11064, page 424, Register's Office for Davidson County, Tennessee.

Raymond Harder died intestate on January 3, 2001.

Thelma E. Harder died intestate on February 20, 2004.

Upon the death of Thelma E. Harder, Steve E. Harder became the sole owner of the subject property as evidenced by Affidavit of Heirship of record as Instrument No. 20220927-0106626, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictive covenants of record in Book 6478, page 177, as amended in Book 6530, page 242, and Book 8106, page 6, and Book 10458, page 810, Register's Office for Davidson County, Tennessee.

Charter of Abbottsford Homeowners Association of record in Book 6548, page 213, said Register's Office for Davison County, Tennessee.

Surveyors Certificate of Correction of record in Book 680, page 164, said Register's Office for Davidson County, Tennessee.

Open space of record in Book 7175, page 761, said Register's Office for Davidson County, Tennessee.

This is improved property known as 612 Green Park, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 September 26 2022.

September 26 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of September, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

