Karen Johnson Davidson County
Batch# 1017096 DEEDQC
06/21/2023 08:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230621-0046919

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
4409 Harding Place Community Property Trust 4409 Harding Place Nashville, TN 37205	Same	Map 130-7 Par 24 FB BM 8420

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL W. BLACKBURN and THERESA B. BLACKBURN, husband and wife (collectively, the "Grantor"), hereby quitclaim and convey to the 4409 HARDING PLACE COMMUNITY PROPERTY TRUST, all of their interest in that certain real property in Davidson County, Tennessee more particularly on Exhibit A attached hereto.

This is property known as 4409 Harding Place, Nashville, TN 37205.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 8th day of June, 2023.

MICHAEL W. BLACKBURN

THERESA B. BLACKBURN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL W. BLACKBURN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 8th day of July June (MKH), 2023.

Notary Public
My Commission Expires: 11-2023

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, THERESA B. BLACKBURN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 8th day of July June (MKH), 2023.

Notary Public
My Commission Expires: 11-2023

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 8th day of July June (MKH), 2023.

Notary Public
My Commission Expires: 11-2023

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

TRACT 1:
The eastern eighty-five (85) feet of Lot No. 23 on the plan of a subdivision of Block "C" Belle Meade plan No. 2, as recorded in Book 421, page 58, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said eastern eighty-five (85) feet of said Lot No. 23 fronts 85 feet on the south margin of Harding Place and runs back southwardly between parallel lines, 310 feet, more or less, on the east boundary line to the north boundary line of Lot No. 24 on said plan and is more particularly bounded and described as follows: Beginning at a point in the south margin of Harding Place, it being the northwest corner of Lot No. 30 on said plan, and the northeast corner of said Lot No. 23 of said plan; thence running southwardly with the west line of said Lot No. 30, 310 feet to the northwest corner of Lot No. 29 on said plan; thence running westwardly with the north boundary line of said Lot No. 24, 85 feet, more or less, to a point in said line; thence northwardly parallel with said west line of Lot No. 30, to a point in the south margin of Harding Place, 115 feet eastwardly from the northwest corner of said Lot No. 23; thence eastwardly with said south margin 85 feet to the beginning, being the property conveyed to Samuel K. Harwell and wife, by deed from Virginia Prichard Polk, Trustee, of record in Book 660, page 723; Register's Office, Davidson County, Tennessee.

TRACT 2:
Being Lot No. 30 on the Plat of a Subdivision of Block "C", Belle Meade Plan No. 2, as of record in Book 421, page 58, Register's Office for Davidson County, Tennessee, described as follows:
Beginning on the southerly side of Harding Place at the corner of Lots Nos. 23 and 30; thence with the southerly margin of said Place, easterly 123 feet to the west line of a ten foot strip reserved; thence southerly with the line of said strip 330 feet more or less, to the northeast corner of Lot No. 29 on said Plan; thence westerly with the north line of said Lot 248 feet, more or less, to the corner of Lots Nos. 23, 24, 29 and 30; thence with the line between Lots 23 and 30 northerly 310 feet to the beginning. Also part of a ten foot neutral strip along the easterly side of said Lot No. 30, described as follows: Beginning at the northeast corner of Lot No. 30, and running thence easterly in a line with the southerly margin of Harding Place ten feet to a point; thence southerly and parallel with the easterly margin of said Lot No. 30, 330 feet, more or less, to a point opposite the southeast corner of said Lot No: 30; thence westerly in a line with the southerly margin of said Lot No. 30 ten feet to the said southeast corner of Lot No. 30; thence northerly with the easterly margin of Lot No. 30, 330 feet, more or less, to the beginning, and being the property conveyed to S.K. Harwell and wife, by deed from Carrie H. McHenry, et al, of record in Book 675, page 307, Register's Office, Davidson County, Tennessee.

TRACT 3:
The easterly 5 feet of the westerly 115 feet of Lot No. 23 on the plan of a subdivision of Block "C", Belle Meade Plan No. 2, as recorded in Book No. 421, page 58, of the Register's Office of Davidson County, Tennessee.

Said easterly 5 feet of the westerly 115 feet of said Lot No. 23 fronts 5 feet on the southerly margin of Harding Place and runs back southwardly between parallel lines 310 feet, more or loss, to the north boundary line of Lot No. 24 on said Plan, and more particularly bounded and described as follows: Beginning at a point in the southerly margin of said Harding Place, 85 feet westerly of the northeast corner of said Lot No. 23, same being the westerly boundary of part of Lot No. 23 heretofore conveyed to Samuel K. Harwell and wife, by deed of record in Book 660, page 723, of Said Register's Office; thence running southwardly and along the line 85 feet westerly from the easterly margin of said Lot No. 23 about 310 feet to a point in the northerly margin of Lot No. 24, which is 85 feet westerly from the southeast corner of said Lot No. 23; thence along the dividing line between said Lots Nos. 23 and 24 in said plan, westerly 5 feet; thence at right angles northerly and parallel with the easterly line of said 5 foot strip herein conveyed 310 feet, more or less, to a point in the southerly margin of Harding Place, 90 feet westerly from the northeast corner of said Lot No. 23; thence easterly and along said southerly margin of Harding Place 5 feet to the point of beginning; being the property conveyed to Samuel K. Harwell and wife, by deed from Virginia Prichard Polk, Trustee, of record in Book 692, page 708, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Alden H. Smith by deed from Robert E. Harwell and Josephine Douglass Harwell, as Executors and Robert R. Harwell, Josephine Douglass Harwell and Coleman A. Harwell, as Trustees under the will of Samuel Knox Harwell, Jr. of record in Book 2243, page 217, said Register's Office. Alden H. Smith has since died and directed said property to be sold by the Executors of his estate, Alden H. Smith, Jr. and E. Dan Smith, II by Will of record in Will Book 229, page 712, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) Easement of record in Book 5787, page 390, said Register's Office.

And being the same property conveyed by Alden H. Smith, Jr. and E. Dan Smith, II, Co-Executors of the Estate of Alden H. Smith to Michael W. Blackburn and Theresa B. Blackburn, husband and wife by Warranty Deed of record as Instrument No. 20007050066579 dated June 29, 2000 and recorded July 5, 2000.

35329551.3

Tennessee Certification of Electronic Document

I, Danielle Burns, 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 June 8, 2023 (date of document).

Danielle Burns
Affiant Signature

June 13, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7 Jul 2025

NOTARY'S SEAL

