Karen Johnson Davidson County
Batch# 1039299 DEEDQC
08/16/2023 04:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230816-0064049

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
H. Neal Hart, Jr., Co-Trustee and
K. Denise Hart, Co-Trustee
Love You More Hart Trust
4147 Bernard RD
Joelton, TN 37080

Send Tax Bills To:
same

Map/Parcel Number:
029 00 0 297.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, H. Neal Hart and wife, K. Denise Hart (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to H. Neal Hart, Jr. and K. Denise Hart, Co-Trustees, and their successors in trust, of the Love You More Hart Trust dated August 16, 2023 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

A tract of land located in the Fourteenth (14th) Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin set in the South R.O.W. of Bernard Road, said iron pin being located North 89 degrees, 54 minutes, 23 seconds West a distance of 636.37' from the Northeast corner of the Summers Subdivision, as of record in Book 5210, page 334, R.O.D.C., Tennessee, and proceeding as follows:

Leaving said road R.O.W., and with the West line of the property conveyed to Eva Bernard, et al., by deed of record in Book 5408, page 130, R.O.D.C., Tennessee, South 7 degrees, 26 minutes, 17 seconds East, a distance of 472.72' to an iron pin; thence, North 77 degrees, 23 minutes, 56 seconds East, a distance of 148.48' to an iron pin; thence, South 22 degrees, 23 minutes, 21 seconds East, a distance of 138.23' to an iron pin; thence, North 71 degrees, 24 minutes, 16 seconds East, passing a corner of the property conveyed to Glenn G. Summers, et ux., by deed of record in Book 5621, page 329, R.O.D.C., Tennessee, at 317.82', and continuing for a total distance of 417.82' to an iron pin; thence, with said line of Glenn G. Summers, et ux., South 19 degrees, 00 minutes, 00 seconds East, a distance of 143.87' to an iron pin; thence, continuing with said Summers, South 89 degrees, 54 minutes, 23 seconds East, a distance of 462.85' to an iron pin set in the West

boundary of the Hicks property; thence, with the West line of said Hicks, South 01 degrees, 33 minutes, 02 seconds East, a distance of 823.99' to a concrete monument set in the boundary of Bernard Hills Subdivision, as of record in Book 5200, pages 386 and 387, R.O.D.C., Tennessee; thence, with the boundary of Bernard Hills subdivision, North 85 degrees, 55 minutes, 00 seconds West, a distance of 1,047.51' to a concrete monument; thence, continuing with said boundary of Bernard Hills Subdivision, North 14 degrees, 14 minutes, 00 seconds West, a distance of 1,359.00' to a concrete monument set in said South R.O.W. of Bernard Road; thence, with said R.O.W. of Bernard Road, South 89 degrees, 54 minutes, 23 seconds East, a distance of 192.33' to the beginning, and containing 23.5 acres, more or less, according to a survey by Barry Greer and Associates, dated October 6, 1979.

Being the same property conveyed to H. Neal Hart and wife, K. Denise Hart, by Installment Deed from Charles R. Jackson, individually, and Elizabeth Averitt and Thomas N. Bateman as Co-Executors of the Estate of Carlton Averitt, deceased, dated December 27, 1982, of record in Book 5983, page 443, Register's Office for Davidson County, Tennessee, and corrected by a Deed of Correction from Charles R. Jackson, individually, and Elizabeth Averitt and Thomas N. Bateman as Co-Executors of the Estate of Carlton Averitt, dated February 8, 1983, of record in Book 6005, page 923, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 4147 Bernard Road, Joelton, Tennessee 37080.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustees shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust. Pursuant to Tennessee Code Annotated §35-15-510, all property contributed to the Trust and proceeds from such property shall be deemed to be held as tenants by the entirety.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 16th day of August, 2023.

H. Neal Hart, Grantor

K. Denise Hart, Grantor

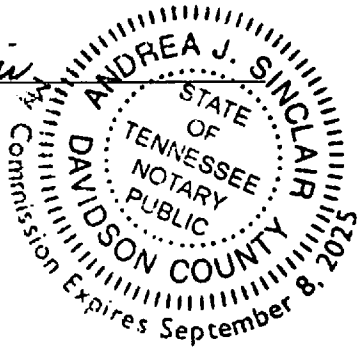
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared H. Neal Hart, Grantor, the within named bargainor, 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 and seal at office in Nashville, Tennessee, this 16th day of August, 2023.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025



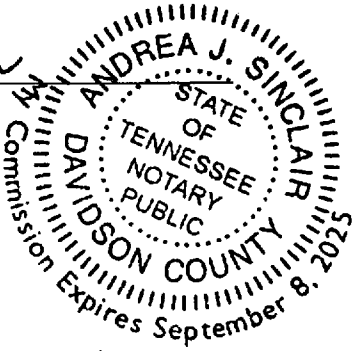
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared K. Denise Hart, Grantor, the within named bargainor, 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 and seal at office in Nashville, Tennessee, this 16th day of August, 2023.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

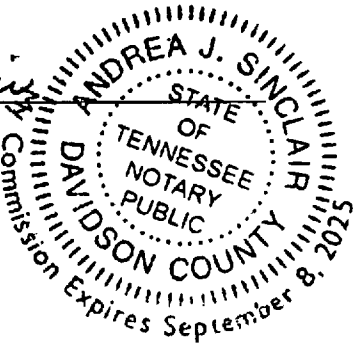
This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

H. Neal Hart
H. Neal Hart, Affiant

Subscribed and sworn to before me this 16th day of August, 2023.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025



CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 August 16, 2023.

Andrea J. Sinclair

Andrea J. Sinclair

Aug. 16, 2023

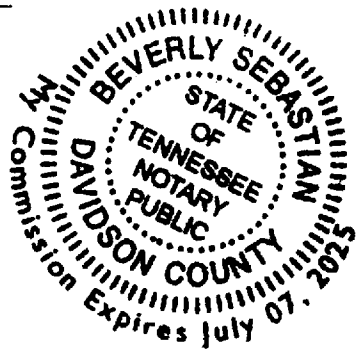
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of August, 2023.

Notary Public

My Commission Expires: 7/7/2025



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