Karen Johnson Davidson County
Batch# 1069663 DEEDQC
11/08/2023 08:34:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231108-0087242

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 JAMES W. HARPER, II, AFFIANT Subscribed and sworn to before me, this 6th day of November 2023. NOTARY PUBLIC My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JAMES W. HARPER, II, TRUSTEE 3243 Mexico Drive Nashville, TN 37218	New Owner	Map and Parcel No.: 080 08 0 250.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, James W. Harper, II, as Successor Trustee ("Trustee") of the Eva Pride Revocable Trust, created July 3, 2023, (the "Trust") do hereby quitclaim, transfer and convey unto James W. Harper, II, Trustee of the James W. Harper II Family Trust, created September 16, 2023, its successors and assigns, all of the Trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee.

This is improved property known as 3243 Mexico Drive, Nashville, TN 37218, and more particularly described as follows:

Being Lot No. 76 on the Plan of Sec. IV, Bordeaux Hills, as of record in Book 3600, Page 49, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Hinkle Drive, at the corner of Lots 76 and 77; thence with the margin of said Drive, easterly 76.34 feet to a point at the beginning of a curve; thence around said curve, southeasterly 39.27 feet to a point in the westerly margin of Mexico Drive; thence with the margin of the same, southerly 76.33 feet to the common corner of Lots 75 and 76; thence with the line between said lots, westerly 104.2 feet to the corner of Lot No. 77; thence with the line between Lots Nos. 76 and 77, northerly 100.23 feet to the point of beginning.

Being the same property conveyed to Eva Pride, Trustee of the Eva Pride Revocable Trust dated July 3, 2023, from Eva Pride, an unmarried woman, by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No. 20230711-0052881. Eva Pride having since died on September 16, 2023, leaving James W. Harper, II as the currently serving Successor Trustee of the Eva Pride Revocable Trust.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Trustee has executed this instrument on this the 6th day of November 2023.

James W. Harper, II, Successor Trustee of the Eva Pride Revocable Trust

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **James W. Harper, II, Successor Trustee of the Eva Pride Revocable Trust**, 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 official seal at office, this 6th day of November 2023.

Notary Public

My Commission Expires: 11-3-2025

