Karen Johnson
Batch # 1107856
03/06/2024 03:37:32 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240306-0015720

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Helen Elizabeth Buchanan and Mary Gresham Buchanan Barr 1557 Harding Place Nashville, TN 37215	SAME	Map 131-10 Parcel 1

This instrument prepared by: HOLLAND & KNIGHT LLP, Aaron B. Flinn, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 1ST day of MARCH, 2024.

NOTARY PUBLIC
My Commission Expires: May 9, 2026

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Helen Elizabeth Buchanan Krump, as Trustee of the Poppy P. Buchanan Harding #1 Qualified Personal Residence Trust, as to an undivided 50% interest, and Mary Gresham Buchanan Barr, as Trustee of the Poppy P. Buchanan Harding #2 Qualified Personal Residence Trust, as to an undivided 50% interest ("Grantors"), by these presents do hereby quitclaim and convey unto Helen Elizabeth Buchanan and Mary Gresham Buchanan Barr, each as to an undivided 50% interest ("Grantees"), their successors and assigns, all of Grantors' interest in and to the following described land in Davidson County, Tennessee:

Being Lot No. 18 on the Plan of Section III, Seven Hills, of record in Book 2663, page 89, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Harding Place at the corner of Lots Nos. 18 and 19; thence with the line between said lots southerly 404.1 feet to the line of Lot 17; thence with the line between Lots Nos. 17 and 18, westerly 225 feet to the east margin of Toddington Drive; thence with the margin of the same, northerly 379.1 feet to a point at the beginning of a curve; thence around said curve; northeasterly 39.27 feet to the south margin of Harding Place; thence with the margin of the same, easterly 200 feet to the point of beginning.

Being the same property conveyed to Helen Elizabeth Buchanan Krump, as Trustee of the Poppy P. Buchanan Harding #1 Qualified Personal Residence Trust, as to an undivided 50% interest, and Mary Gresham Buchanan Barr, as Trustee of the Poppy P. Buchanan Harding #2 Qualified Personal Residence Trust, as to an undivided 50% interest, by deed of record as Instrument No. 20120926-0087827, Register's Office for Davidson County.

This is improved property known as 1557 Harding Place, Nashville, Tennessee, 37215.

IN WITNESS WHEREOF, the parties have executed this instrument on the 5th day of February, 2024.

GRANTORS:

Helen Elizabeth Buchanan Krump, Trustee

Helen Elizabeth Buchanan Krump, as Trustee of the Poppy P. Buchanan Harding #1 Qualified Personal Residence Trust

Mary Gresham Buchanan Barr, Trustee

Mary Gresham Buchanan Barr, as Trustee of the Poppy P. Buchanan Harding #2 Qualified Personal Residence Trust

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 Helen Elizabeth Buchanan Krump, as Trustee of the Poppy P. Buchanan Harding #1 Qualified Personal Residence Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at my office in Davidson, Tennessee, this the 9 day of February, 2024.

Samantha Jarrell
NOTARY PUBLIC

My Commission Expires: 08/17/2025

SAMANTHA JARRELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08172025
COUNTY OF RUTHERFORD

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 Mary Gresham Buchanan Barr, as Trustee of the Poppy P. Buchanan Harding #2 Qualified Personal Residence Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at my office in Nashville, Tennessee, this the 5 day of February, 2024.

Samantha Jarrell
NOTARY PUBLIC

My Commission Expires: 08/17/2025

SAMANTHA JARRELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
08172025
COUNTY OF RUTHERFORD