Karen Johnson
Batch # 1116679
04/01/2024 08:54:27 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240401-0021992

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street
Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
The David Glenn Hardwick Revocable Trust The Rachel Astra Hardwick Revocable Trust 3923 Albert Drive Nashville, Tennessee 37204	Same.	118 13 3A 002.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **David Glenn Hardwick** and wife, **Rachel Astra Hardwick**, by these presents do hereby quitclaim and convey unto **The David Glenn Hardwick Revocable Trust, Dtd. September 7, 2016** and **The Rachel Astra Hardwick Revocable Trust, Dtd. September 7, 2016**, cotenants in common, all of their right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 3923 Albert Drive, Nashville, Tennessee 37204.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF we have hereunto set our hands and seal on this 20th day of March, 2024.

David Glenn Hardwick

Rachel Astra Hardwick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mercedes N. Baker, a Notary Public in and for said County, **David Glenn Hardwick** and **Rachel Astra Hardwick**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of March, 2024.

Notary Public

MERCEDES N. BAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

My Commission Expires: 07/06/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00

David Glenn Hardwick

Subscribed and sworn to before me, this 20th day of March, 2024.

Notary Public

My Commission Expires: 07/06/2026

MERCEDES N. BAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 3921 Albert Cottages, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions as Instrument No. 20151007-0102155, in the Register's Office for Davidson County, Tennessee, to which Plan reference if hereby made for a more complete description of the property.

Being the same property conveyed to David Glenn Hardwick and Rachel Astra Hardwick, husband and wife, by Warranty Deed from Stefan Lars Beskow, an unmarried person, and Laura Mari Trenkle Beskow, an unmarried person, as Instrument No. 20230406-0025370, Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 6, 2023.