Karen Johnson
Batch # 1122692
04/15/2024 09:18:19 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240415-0026472

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 MICHAEL R. HARDESTY, AFFIANT Subscribed and sworn to before me, this 5th day of April 2024. NOTARY PUBLIC My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MICHAEL R. HARDESTY AND BROOKE HARDESTY, CO-TRUSTEES 1027 MITCHELL RD., NASHVILLE, TN 37206	New Owner	Map and Parcel No.: 083 08 0A 001.00

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, we, Brooke W. Hardesty and Michael R. Hardesty, wife and husband, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Michael R. Hardesty and Brooke Hardesty, Co-Trustees of the Hardesty Joint Revocable Trust, created April 5, 2023, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified and more particularly described below.

This is improved property known as 1027 Mitchell Road, Nashville, TN 37206, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, of The Element at Mitchell as set forth on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for The Element at

Mitchell, a Horizontal Property Regime with Private Elements filed of record in Instrument No. 20111109-0087787, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brooke W. Hardesty and Michael R. Hardesty, wife and husband, from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed recorded in the Register's Office of said county and state at Book Instrument No. 20120330-0027032.

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, Grantor has executed this instrument on this the ___ day of April 2024.

Brooke W. Hardesty, Grantor

Michael R. Hardesty, Grantor

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 **Brooke W. Hardesty**, the Grantor, 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 official seal at office, this 5th day of April 2024.

Notary Public

My Commission Expires: 10/4/27



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 **Michael R. Hardesty**, the Grantor, 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 5th day of April 2024.

Notary Public

My Commission Expires: 10/4/27

