Karen Johnson Davidson County
Batch# 1172181 DEEDQC
08/20/2024 10:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240820-0063699

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Helen Elizabeth Buchanan and Mary Gresham 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-.

Helen Elizabeth Buchanan, Trustee
Affiant

PATRICIA L. CONNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 12th day of August, 2024.

Patricia L Conner
NOTARY PUBLIC
My Commission Expires: 3/8/2028

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Helen Elizabeth Buchanan, 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 Barr, each as to an undivided 50% interest ("Grantees"), their successors and assigns, all of Grantors' interests 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, 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 12th day of August, 2024.

GRANTORS:

Helen Elizabeth Buchanan, Trustee

Helen Elizabeth Buchanan, as Trustee of the Poppy P. Buchanan Harding #1 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, 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 Nashville, Tennessee, this the 12th day of August, 2024.

Patricia L Conner
NOTARY PUBLIC

My Commission Expires: 3/8/2028

PATRICIA L. CONNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

[Signatures continue on following page]

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 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 12th day of August, 2024.

Patricia L Conner
NOTARY PUBLIC

My Commission Expires: 3/8/2028

PATRICIA L. CONNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Kerry Henson, do 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 8/12/2024 (date of document).

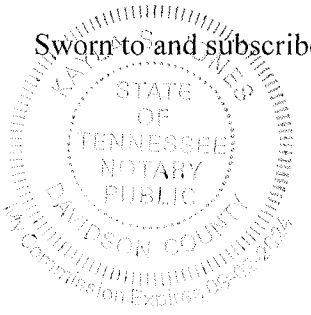
Kerry Henson
Affiant Signature

8/20/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of August, 2024.



Notary's Signature

MY COMMISSION EXPIRES: 09/02/24

NOTARY'S SEAL