QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1179579 DEEDQC
09/10/2024 11:11:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240910-0069698

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Christopher Eubank	**NEW OWNER**	
(NAME)	(NAME)	**13111005400**
5865 Ridgeway Center Pkwy, Ste 200B		
(ADDRESS)	(ADDRESS)	
Memphis, TN 37120		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, 1323 Harding Place LLC ("Grantor") by these presents does herby convey, assign, and quitclaim to Christopher Eubank, ("Grantee") his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN Davidson County, Tennessee, being Lot NO. 13 on the Plan of Seven Hills Subdivision, Section 1, as shown by plat of record in Plat Book 2133, Page 81, Register's Office Davidson County, Tennessee, to which reference is made for a more complete description hereof.

BEING THE SAME property conveyed to 1323 Harding Place LLC by warranty deed from KE Holdings, LLC of record at Instrument No. 20240221-0011986, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is improved property known as: 1323 Harding Pl, Nashville, TN 37215

PH

Witness my hand this the 6 day of September 2024.

1323 Harding Place LLC

By: Christopher Eubank
Its: Authorized Signatory

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 Christopher Eubank, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that as Authorized Signatory on behalf of 1323 Harding Place LLC (the bargainor), he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6th day of September, 2024.

Notary Public
My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

PH