Karen Johnson Davidson County
Batch# 1190264 DEEDQC
10/04/2024 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241004-0077368

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Kathalleyne M. Hardwick, as Trustee 8131 Mountaintop Drive College Grove, TN 37046	Same	Map/Parcel 103-14-0G-001.00

This instrument prepared by: Holland & Knight LLP, Kharissa Jacobsen, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Rutherford)

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

Kathalleyne M. Hardwick
Affiant

Subscribed and sworn to before me, this the 25th day of September 2024.

KATHERINE BOLERJACK COOK
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-15-2026

Katherine Bolerjack Cook
NOTARY PUBLIC
My Commission Expires: 8·15·26

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **KATHALLEYNE M. HARDWICK, formerly known as Kathalleyne McCullough** ("Grantor") does hereby quitclaim and convey unto **KATHALLEYNE M. HARDWICK, AS TRUSTEE OF THE KATHALLEYNE M. HARDWICK REVOCABLE TRUST DATED Sept 25th 2024** ("Grantee"), her successors and assigns, all of her right, title and interest in and to the following described land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A of 59 Brookwood Terrace Homes, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 59 Brookwood Terrace Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20200515-0050576, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of 59 Brookwood Terrace Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20200515-0050576 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kathalleyne McCullough, now Kathalleyne M. Hardwick, by Deed from Aspen Construction, LLC, of record as Instrument No. 20220105-0001976, said Register's Office.

This is improved property known as 59 Brookwood Terrace, Nashville, Tennessee 37205.

Lawson H. Hardwick, III, the spouse of Kathalleyne M. Hardwick, hereby joins in the execution of this deed to convey any marital interest he may have in and to the property.

IN WITNESS WHEREOF, Grantors have executed this instrument this the 25th day of September, 2024.

GRANTORS:

Kathalleyne M. Hardwick

Kathalleyne M. Hardwick

Lawson H. Hardwick, III

Lawson H. Hardwick, III

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathalleyne M. Hardwick and Lawson H. Hardwick, III, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 25th day of September, 2024.

Katherine Bolerjack Cook

NOTARY PUBLIC

My Commission Expires: 8.15.26

KATHERINE BOLERJACK COOK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-15-2026

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 9-25-2024 (date of document).

Kerry Henson
Affiant Signature

10/4/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of October, 2024.

Brenda Hudson
Notary's Signature

MY COMMISSION EXPIRES: Nov 2, 2026

NOTARY'S SEAL

