This instrument prepared by:
MYERS LAW, PLLC
P.O. Box 330382
Nashville, TN 37203
(615) 538-7316

Karen Johnson Davidson County
Batch# 1197647 DEEDQC
10/24/2024 12:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241024-0082737

This instrument was prepared from information supplied by the parties. MYERS LAW PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kirsten Virdi
Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
ANCHORED DOWN TRUST 415 Fairfax Avenue, Nashville, TN 37212	New Owner	10410014600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **James R. Hart and Shari Hart, husband and wife** ("Grantor") do hereby quitclaim and convey unto the **ANCHORED DOWN TRUST UAD September 12, 2024** ("Grantee"), its successors and assigns, any and all of the Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being the easterly 29 feet of Lot No. 154 and the westerly 31 feet of Lot No. 155 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and the southeasterly triangular portion of Lot No. 2 on the Plan of the subdivision of Lots No. 152, 153, and part of Lots No. 151, 154, and 157 of unrecorded Plan of Dr. R. W. Grizzard's Subdivision of part of the Bosely Tract, as of record in Book 3500, page 70, Register's Office for Davidson County, Tennessee, described together from surveys by S. R. Sanford Jr. dated August 21, 1937 and A & A Engineers, Inc. dated October 22, 1974, as follows:

Beginning at an iron pin in the southerly margin of Fairfax Avenue, the northeast corner of said Lot No. 2 on the recorded plan of record in Book 3500, page 70, said Register's Office, the northwest corner of the subject tract; thence with the easterly line of said Lot No. 2 and the projection thereof, South 11 deg. 00' West (South 5 deg. 49' 03" West on the survey by A & A Engineers, Inc. Supra) 215.87 feet to a point in the south line of said Lot No. 2; thence with said line North 65 deg. 04' East (North 70-deg. 40' 34" East on said survey) 83.36 feet to the eaternmost corner of said Lot No. 2; thence North 88 deg. 00' West (North 85 deg. 20' 57" West on said survey) 15.11 feet to an iron pin, Ryden's original southeast corner; thence with Ryden's original east line and parallel with his west line, northeastwardly 180.0 feet, more or less, to a point in the southerly margin of Fairfax Avenue; thence with said margin of Fairfax Avenue, northwestwardly 60 feet to the point of beginning.

Being the same property conveyed to James R. Hart and Shari Hart, husband and wife, by Warranty Deed from Virgina L. Shepherd and Charles Allen Brau, of record in Instrument No. 20070615-0072069, in the Register's Office of Davidson County, Tennessee, dated June 11, 2007 and recorded on June 15, 2007.

This is improved property located at: **415 Fairfax Avenue, Nahsville TN 37212.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of October, 2024.

GRANTOR:

James R. Hart

Shari Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James R. Hart and Shari Hart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of October, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/22/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/22/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of October, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

