State of Tennessee

Rev 134D95B

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

Karen Johnson
Batch # 1209019
12/02/2024 08 41 57 AM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20241202-0093115

This instrument was prepared by:
Austin Noal Hardcastle
6401 Henry Ford Dr
Nashville, TN 37209

After recording, mail document and tax statements to:

Austin Noal Hardcastle and Amelia Leigh Hardcastle Trust
6401 Henry Ford Dr
Nashville, TN 37209
090120072.00

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 25 day of November, 2024 (the "Effective Date") between Austin Noal Hardcastle, Amelia Leigh Hardcastle (the "Grantor"), a married couple whose mailing address is 6401 Henry Ford Dr, Nashville, TN 37209, and Austin Noal Hardcastle and Amelia Leigh Hardcastle Trust (the "Grantee"), a trust whose mailing address is 6401 Henry Ford Dr, Nashville, TN 37209. The trust is a revocable trust.

WITNESSETH, that the Grantor, for and in consideration of the sum of $0.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Charlotte Park Section II, as of record in Plat Book 2663, Pages 22 and 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northwesterly margin of Annex Avenue at the corner of Lots No. 116 and 117; thence with the line between said lots Northwesterly 149.8 feet to a point; thence Northeasterly 88 feet to the margin of Henry Ford Dr; thence with the margin of the same, Southeasterly 124.7 feet to the beginning of a curve; thence around said curve, Southerly 39.3 feet to the margin of Annex Avenue; thence with margin of the same, Southwesterly 63 feet to the point of the beginning.

Being the same property conveyed to Grantors by Deed recorded simultaneously herewith in Book _____, Page _____, or Instrument # 202203070025411, Register's Office for Said County.

EXECUTED this 11/25/2024.

Austin Noal Hardcastle
Grantor (Spouse) Signature

Austin Noal Hardcastle
Grantor (Spouse) Name

Amelia Leigh Hardcastle
Grantor (Spouse) Signature

Amelia Leigh Hardcastle
Grantor (Spouse) Name

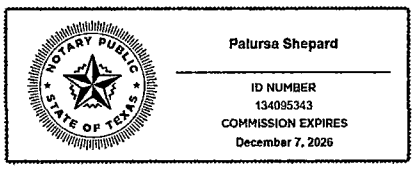
ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF ~~TENNESSEE~~ Texas, PS

COUNTY OF ~~DAVIDSON~~ Parker, PS

On this day, personally appeared before me by means of physical presence, Austin Noal Hardcastle and Amelia Leigh Hardcastle, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on November 25, 2024.



Palursa Shepard

Notary Signature
Palursa Shepard
12/07/2026
Notary Public, State of Texas

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Austin Hardcastle, 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 11/25/24.

Date

Affiant Signature

11/27/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of November, 2024.

Notary's Signature

My Commission Expires: 01/11/2026
Date

Notary's Seal (if on paper)

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY