Karen Johnson
Batch # 1218544
12/20/2024 09.09 54 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20241220-0098957

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street
Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
The David Glenn Hardwick Revocable Trust The Rachel Astra Hardwick Revocable Trust 2800 Valley Brook Place Nashville, Tennessee 37215	Same.	117 09 0 142.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **David Glenn Hardwick** and wife, **Rachel Astra Hardwick**, by these presents do hereby quitclaim and convey unto **The David Glenn Hardwick Revocable Trust, U/A Dtd. September 7, 2016** and **The Rachel Astra Hardwick Revocable Trust, U/A Dtd. September 7, 2016**, cotenants in common, all of their right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 2800 Valley Brook Place, Nashville, Tennessee 37215.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF we have hereunto set our hands and seal on this 11th day of December, 2024.

David Glenn Hardwick

Rachel Astra Hardwick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Epiphany Aiken, a Notary Public in and for said County, **David Glenn Hardwick** and **Rachel Astra Hardwick**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2024.

Notary Public

My Commission Expires: 07-03-2028

EPIPHANY AIKEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

David Glenn Hardwick

Subscribed and sworn to before me, this 11th day of December, 2024.

Notary Public

My Commission Expires: 07-03-2028

EPIPHANY AIKEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 3, Final Plat, Resubdivision of Lot Numbers 1&2 on the map of Valley Brook Place, according to survey and plat of same appearing of record in Instrument No. 20161230-0137355, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David G. Hardwick and Rachel A. Hardwick, husband and wife, by Warranty Deed from Paul Frantz and Lee Frantz, husband and wife, as Instrument No. 20240508-0033890, Register's Office for Davidson County, Tennessee, dated April 30, 2024 and recorded on May 8, 2024.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.