This instrument was prepared by:
Jacqueline B. Dixon
Lewis Thomason, P.C.
424 Church Street
Suite 2500
Nashville, TN 37219

Karen Johnson Davidson County
Batch # 1252391 DEEDQC
03/26/2025 03:24:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250326-0022790

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Charles Wesley Hardcastle 4594 Old Hickory Boulevard Nashville, TN 37218	Same	078 00 0 017.00

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is Zero Dollars ($0.00)

CHARLES WESLEY HARDCASTLE

CRYSTAL WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SWORN TO AND SUBSCRIBED before me this 5th day of March 2024.

NOTARY PUBLIC
My Commission Expires: May 8, 2028

This transaction is exempt from realty transfer tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E), and PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Final Decree of Divorce entered on August 13, 2024, in the Fourth Circuit Court for Davidson County, Tennessee, in the case of *Charles Wesley Hardcastle v. Ann Elizabeth Monsor*, Docket Number 22D1555, Ann Elizabeth Monsor has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Charles Wesley Hardcastle, his heirs, successors, and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON AND SMITH ENGINEERS, DECEMBER 13, 1965 AND SOUTHERN LAND AND ASSOCIATES, INC., APRIL 7, 1978, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD, AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO WILBURN EARL HARRISON AND WIFE, BY DEED FROM JOE COLLIER, ET, AL, OF RECORD IN BOOK 4390, PAGE 241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE WITH HARRISON'S NORTHERLY LINE SOUTHEASTERLY 553 FEET TO AN IRON PIN; THENCE NORTHEASTERLY 245 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO PETER K. MIKONOVICH AND WIFE ELYIE JEAN MIKONOVICH, BY DEED FROM WILLIAM D. JOHNSON AND WIFE VIRGIE M. JOHNSON, OF RECORD IN BOOK 4447, PAGE 360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH JOHNSON'S SOUTHERLY LINE NORTHWESTERLY 567 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE SOUTHERLY 248 FEET TO THE POINT OF BEGINNING.

TRACT NO. 2:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON AND SMITH ENGINEERS, DECEMBER 13, 1965 AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD, AT THE SOUTHWEST CORNER OF THIS PROPERTY CONVEYED TO ARTHUR H. MAYEMICK AND WIFE BY DEED FROM JOE W. COLLIER ET AL, OF RECORD IN BOOK 4001, PAGE 385, REGISTER'S OFFICE FROM DAVIDSON COUNTY, TENNESSEE, THEN WITH MAYEMICK'S SOUTHERLY LINE SOUTH 84 DEGREES 12 MINUTES EAST 232 FEET TO AN IRON PIN; THENCE SOUTH 15 DEGREES 32 MINUTES WEST 245 FEET TO AN IRON PIN; THENCE NORTH 83 DEGREES 00 MINUTES WEST 567 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE WITH SAID BOULEVARD, NORTHERLY 248 FEET TO THE BEGINNING CONTAINING 3.91 ACRES MORE OR LESS.

THE LEGAL DESCRIPTION HAS BEEN REVISED IN ACCORDANCE WITH AN ATTORNEY'S AFFIDAVIT FILED ON AUGUST 26, 2011, AS INSTRUMENT NO. 20110826-0066147 IN DAVIDSON COUNTY, TENNESSEE.

Being part of the same property conveyed to Charles Wesley Hardcastle, an unmarried man, from Sarah Prouty Grady f/k/a Sarah Prouty Hardcastle, a married

woman, by Quitclaim Deed dated March 5, 2021, of record in Instrument No. 20210326-0039916, in the Office of the Davidson County Register of Deeds..

Being part of the same property conveyed to Charles Wesley Hardcastle, an unmarried man, from Sarah Prouty Grady f/k/a Sarah Prouty Hardcastle, a married woman, by Quitclaim Deed dated October 7, 2024, of record in Instrument No. 20241015-0079761, in the Office of the Davidson County Register of Deeds.

This is improved property known as: 4594 Old Hickory Boulevard, Nashville, Tennessee 37218.

ANN ELIZABETH MONSOR

STATE OF TENNESSEE]
COUNTY OF Williamson]

Personally appeared before me, Maria McPherson, a Notary Public in and for said County and State, the within named ANN ELIZABETH MONSOR, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 12:48 pm, Tennessee, this 10th day of December, 2024.

MARIA MCPHERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: July 23, 2028

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.