Address New Owner	Map-Parcel Numbers.	Send Tax Bills To.
Patricia Hutcherson Hardison, Trustee of the Patricia Hutcherson Hardison Revocable Trust dated March 31, 2025 **3818 West End Avenue #114** **Nashville, TN 37205**	**104-09-0K-114.00**	**Same as Owner**

Karen Johnson
Batch # 1255930
04/03/2025 09 24 38 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250403-0025312

This instrument prepared by Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Patricia Hardison** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Patricia Hutcherson Hardison, Trustee of the Patricia Hutcherson Hardison Revocable Trust under agreement dated March 31, 2025** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

This is improved property known as 3818 West End Avenue #114, Nashville, TN 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 31st day of March, 2025

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S Shelton or Carter Shelton Jones, PLC perform a title examination, and that neither Brian S Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed effective this 31st day of March, 2025

Patricia Hardison

Patricia Hardison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Hardison,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and seal on this the 31st day of March, 2025

Notary Public

My Commission Expires
1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

A certain condominium located in Davidson County, Tennessee, being Unit No. 114 of , a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Montclair of record in Book 7332, Page 380, and amended in Book 7902, page 13, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Patricia Hardison and Robert E Hardison, wife and husband, by deed of record as Instrument Number 20190610-0055492, Register's Office for Williamson County, Tennessee Robert E Hardison having since died leaving the property vested in Patricia Hardison as the surviving tenant by the entirety