**Record and Return Mail To:**
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1260356 DEEDQC
04/15/2025 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250415-0028865

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
2025 Delphi Trust
1557 Harding Place
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map and Parcel No.
13110000100

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Helen Elizabeth Buchanan**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **2025 Delphi Trust dated March 5, 2025**, ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 18 on the Plan of Section III, Seven Hills, of record in Book 2663, Page 89, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Harding Place at the corner of Lots Nos. 18 and 19; thence with the line between said lots southerly 404.1 feet to the line of Lot 17; thence with the line between Lots Nos. 17 and 18, westerly 225 feet to the east margin of Toddington Drive; thence with the margin of the same, northerly 379.1 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.27 feet to the south margin of Harding Place; thence with the margin of the same, easterly 200 feet to the point of beginning.

Being the same property conveyed to **Helen Elizabeth Buchanan and Mary Gresham Barr,** each as to an undivided 50% interest, by Quitclaim Deed dated August 12, 2024, from **Helen Elizabeth Buchanan, as Trustee of the Poppy P. Buchanan Harding #1 Qualified Personal Residence Trust, as to an undivided 50% interest, and Mary Gresham Buchanan Barr as Trustee of the Poppy P. Buchanan Harding #2 Qualified Personal Residence Trust, as to an undivided 50% interest**, recorded in Instrument No. 20240820-0063699, Register's Office of Davidson County, Tennessee. In addition, being the same property conveyed to Helen Eliabeth Buchanan an undivided 50% interest, by quitclaim deed dated March 5, 2025, from **Mary Gresham Barr,** recorded in Instrument No. 20250416-0028490, Register's Office of Davidson County, Tennessee

This conveyance is subject to all matters of record.

This is improved property known as: **1557 Harding Pl., Nashville, TN 37215.**

As a result of this deed the 2025 Delphi Trust will own a 100% interest in the above described property.

(Legal description from prior deed of record).

**IN WITNESS WHEREOF**, the Grantor hereby affixes her signature on this the 9th day of April 2025.

**Helen Elizabeth Buchanan**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Helen Elizabeth Buchanan**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of April 2025.

Notary Public

My Commission Expires:
8/19/28

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is zero (0) dollars.

Affiant

Sworn to and subscribed to before me, this the 9th day of April 2025.

Notary Public

My Commission Expires:
8/19/28

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9th day of April 2025.

Affiant Signature

March 5, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9th day of April 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

