Karen Johnson
Batch # 1266047
04/30/2025 02:10:15 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250430-0033433

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
James D. McDonald 3349 Mimosa Drive Nashville, TN 37211	Same	119 02 0 259.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James D. McDonald ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto Hardenburg LLC, a Tennessee limited liability company ("Grantee"), and its successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

BEING Lot No. 2 of Barbara Height's Section 3, of subdivision of part of Lot 65, Block 8, on the Plan of Cumberland Nurseries Book 332, page 36; Register's Office for Davidson County, Tennessee, now a RESUBDIVISON being of record in Plat Book 5190, page 244, being described as follows:

BEGINNING at the common corner of Lot No. 1 and Lot No. 2 on the south side of Oriel Street; thence South 89 degrees and 30 minutes east for a distance of 54.71 feet to an iron pin, the beginning of a curve to the right for a distance of 31.71 feet; thence to another iron pin, the end of the radius on the west side of Miller Street; thence south 1 degree and 20 minutes west for a distance of 135.71 feet to a concrete marker; thence north 89 degrees 30 minutes west for a distance of 70 feet to the southwest corner of this lot and the southeast corner of Lot no. 1; thence north 0 degrees 30 minutes 11 seconds west for a distance of 156.01 feet, to the point of beginning.

Being the same property conveyed to James D. McDonald by Agreed Order in Re: Estate of Dewey McDonald, Case # 03P1587 in instrument 20070226-0023429, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 101 Oriel Ave, Nashville, TN 37210.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed as of the 15th day of April, 2025.

James D. McDonald

James D. McDonald

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of this County, James D. McDonald, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 15th day of April, 2025.

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Mary Joe Hartz

Notary Public

My commission expires: 9-5-2028

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

James D. McDonald

James D. McDonald

Sworn and subscribed to before me this 15th day of April, 2025.

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Mary Joe Hartz

Notary Public

My Commission Expires: 9-5-2028