Karen Johnson
Batch # 1266047
04/30/2025 02:10:15 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250430-0033434

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	133-07-0-181

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 and wife Gerlinde E. McDonald ("Grantors"), hereby this day grant, bargain, sell, quitclaim, transfer, and convey 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:

> Land, in Davidson County, Tennessee, being Lot No. 39 of the plan of Glencoe Acres, Section 1, or record in Book 1835, pages 137 and 138, Register's Office for said County.
>
> Said Lot No. 39 fronts 79 feet on the southerly margin of Mimosa Drive and extends back 202.5 feet on the easterly line and 195.2 fee on the westerly line to a dead line in the rear, measuring 79 feet thereon.
>
> Being the same property conveyed to James D. McDonald and wife, Gerlinde E. McDonald by Quitclaim Deed from Dewey McDonald and wife, Emogene McDonald, dated October 20, 1989, of record in Book 7979, page 642, 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 3349 Mimosa Drive, Nashville, TN 37211.

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

James D. McDonald

James D. McDonald

Gerlinde E. McDonald

Gerlinde E. McDonald

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of this County, James D. McDonald and wife Gerlinde E. 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 they 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 Jo 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 Jo Hartz

Notary Public

My Commission Expires: 9-5-2028