THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
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Karen Johnson Davidson County
Batch # 1272300 DEEDQC
05/13/2025 09:18:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250513-0037422

The actual consideration or value for this transfer, whichever is greater is $0.

Grantor

Sworn to and subscribed by me, this 7 day of May, 2025.

Notary Public

My commission expires: 3/9/2027

J David Dillon STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Donald and Tracy Hardin, Trustees		049 01 0B 008.00
520 Cherry Grove Lane	Same	
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, DONALD HARDIN (also known as DONALD R. HARDIN, JR.) and wife, TRACY K. HARDIN, (hereinafter "Grantor"), by these presents does hereby quitclaim and convey unto DONALD R. HARDIN, JR. and TRACY K. HARDIN, TRUSTEES OF THE HARDIN FAMILY 2025 REVOCABLE COMMUNITY PROPERTY TRUST AGREEMENT DATED May 7, 2025, (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

See Attached Exhibit A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS OUR HANDS this 7th day of May, 2025.

DONALD HARDIN (also known as DONALD R. HARDIN, JR.), Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, DONALD HARDIN (also know as DONALD R. HARDIN, JR.), the within named Grantor, 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, at office, this 7 day of May, 2025.

J David Dillon STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Notary Public
My Commission Expires: 3/9/2027

TRACY K. HARDIN, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, TRACY K. HARDIN, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 7 day of May, 2025.

J David Dillon STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of CHERRY GROVE, PHASE 1A, as shown by plat of record in Instrument Number 200508150096231, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Peggy Brodien from William H. Thompson, Jr and Beverly Jean Thompson, husband and wife, as Instrument No. 201208020068328, in the Register's Office for Davidson County, Tennessee and further being the same property conveyed by Peggy Brodien to Donald Hardin by Warranty Deed dated August 7, 2012 and recorded as instrument 20120820-0074465 in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in 200508150096231, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in 200508310104284, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in 200509210113595 and 200912180115434, Register's Office for Davidson County, Tennessee.
4. Temporary cul-de-sac Easement as recorded in 200406100068654, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in 201008260067726, Register's Office for Davidson County, Tennessee.
6. Common Area conveyed to Homeowner's Association of record in 200905040040404, Register's Office for Davidson County, Tennessee.
7. Right of way Easements as recorded in Book 8635, page 24, and Book 8672, page 168, Register's Office for Davidson County, Tennessee.
8. Easements for sanitary sewer/storm drainage as recorded in Book 5156, page 454, and Book 5156, page 457, Register's Office for Davidson County, Tennessee.
9. Roadway Easement as recorded in Book 1261, page 440, Register's Office for Davidson County. Tennessee.
10. Stormwater detention agreements as recorded in 200412130147647, Register's Office for Davidson County, Tennessee. and Instrument No 200409030107036 in Register's Office.
11. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as **520 Cherry Grove Lane, Whites Creek, TN 37189.**