Karen Johnson Davidson County
Batch# 1359041 DEEDQC
12/17/2025 02:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251217-0100431

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

EMILY HARVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-11-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Conni Gail Sturdivant
Affiant

Subscribed and sworn to before me, this 16th day of December, 2025.

Notary Public

My Commission Expires: 01-11-26

Address of New Owners:	Send Tax Bills To:	Map-Parcel numbers:
Brittney Dawn Harden and Bradley Phillip Sturdivant, Trustees 5955 Pettus Road Antioch, TN 37013	SAME	148 01 0 085.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Conni Gail Sturdivant**, hereby remises, releases and quitclaims all of her right, title and interest in the tract(s) or parcel(s) of land described on Exhibit A attached hereto to **Brittney Dawn Harden and Bradley Phillip Sturdivant, Trustees of the Sturdivant Family Trust dated August 14, 2025**, and to their

successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 16th day of December, 2025.

Corri Gail Sturdivant

Conni Gail Sturdivant

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 Conni Gail Sturdivant, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of December, 2025.

My Commission Expires: _____

Notary Public

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 01-11-2026

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 192 on the plan of Hillbrook, Section II, as of record in Book 3300, page 12, Register's Office for said County, as follows:

Beginning at a point in the westerly margin of Hillbrook Drive at the corner of Lots No. 191 and 192; thence along the line between said lots southwesterly 128.9 feet to a corner of lot 190, westerly 21.1 feet to a corner of lot No. 193, thence with the line between lots No. 192 and 193 northerly 130.3 feet to the south margin of Hillbrook Court, thence with the margin of the same easterly 90.6 feet to the beginning of a curve; thence around said curve, southeasterly 34.8 feet to the northwest margin of Hillbrook Drive, thence with the margin of the same, 63 feet to the point of beginning.

Being the same property conveyed to John P. Sturdivant and wife, Connie S. Sturdivant by deed from Michael Thomas McNally and wife, Barbara P. McNally of record in Book 4887, Page 225, Register's Office for Davidson County, Tennessee.

Conni Gail Sturdivant is one and the same person as Connie S. Sturdivant.

John P. Sturdivant died on August 13, 2019.

This is improved property known as 3739 Hillbrook Drive, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 16, 2025.

12/16/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of December, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

