Karen Johnson
Batch # 1359379
12/18/2025 12:39:10 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20251218-0100641

TRUSTEE'S DEED

FROM: H. Rodes Hart, Jr., Trustee of the Joyce Marie Eidson Revocable Trust, Irrevocable, Grantor

TO: Page E. Hart, Trustee of the Page E. Hart Trust uad 2-21-2023, Grantee

This instrument was prepared by:

Lea W. Stouffer
5427 Henry Midway Road
Henry, Tennessee 38231

Address New Owner As Follows:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes	Map-Parcel Numbers
425 Westview Ave Nashville, TN 37205	Page E. Hart, Trustee of the Page E. Hart Trust uad 2-21-2023 425 Westview Ave Nashville, TN 37205	116-03-0R-035.00- CO

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(viii) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION OF love and affection (and no monetary consideration), H. Rodes Hart, Jr., Trustee of the Joyce Marie Eidson Revocable Trust, Irrevocable (the "Grantor"), hereby grants, bargains, transfers and conveys unto Page E Hart, Trustee of the Page E. Hart Trust uad 2-21-2023 (the "Grantee"), her successors and assigns, an undivided 50.00% tenant in common interest in and to the real property situated in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, structures and/or fixtures located thereon (the "Property").

The Property is improved property known as120 Woodmont Boulevard, #302, Nashville, Tennessee 37205.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

SIGNATURE PAGE TO FOLLOW.

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Witness my hand as of the 18 day of December, 2025.

H. Rodes Hart, Jr., Trustee of the Joyce Marie Eidson Revocable Trust, Irrevocable

ELIZABETH B. HICKMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, H. Rodes Hart, Jr., Trustee of the Joyce Marie Eidson Revocable Trust, Irrevocable, the within named 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 18th day of December, 2025.

Notary Public

My Commission Expires: November 8, 2028

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EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Unit No. MS304, together with the appurtenant interest in the common elements of The Manning Condominiums, a horizontal property regime established by Declaration of record in Instrument No. 20200908-0102279, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Manning Condominiums attached as Exhibit "C" to the aforementioned Declaration, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 80 and 81 and storage space number T-35 as shown on A1.0 as set forth in Exhibit C to said Declaration.

Being the same property conveyed to H. Rodes Hart, Jr., Trustee of the Joyce Marie Eidson Revocable Trust, Irrevocable, by deed from Chartwell Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20251027-0085412, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the prior deed.