THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
2808 BLAIR BLVD.
NASHVILLE, TN 37212

Karen Johnson
Batch # 1371597
01/22/2026 08:21:19 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260122-0005127

ADDRESS NEW OWNER: **LORA ELIZABETH MITCHELL**
2617 W. LINDEN AVENUE
NASHVILLE, TN 37212

Send Tax Bills to: **NEW OWNER**

MAP AND PARCEL: **104-15-0-472.00**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of JOSEPH ANDREW HARDING V. LORA MITCHELL HARDING, in the Third Circuit Court of Davidson County, Docket Number 25D1111, the receipt of which is hereby acknowledged, Joseph Andrew Harding, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Lora Elizabeth Mitchell, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled the Plan of Lokey Subdivision, of record in Book 6200, page 958, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This is the same description as in the previous deed of record.

Being the same property conveyed to Lora Mitchell Harding and Joseph Andrew Harding, wife and husband, by Warranty Deed dated October 12, 2017, from Jeanne Chick Schuller, of record, Instrument No. 20171013-0105278, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 2617 W. Linden Avenue, Nashville, TN 37212.

IN TESTIMONY WHEREOF I have executed this instrument this the 21st day of November 2025.

JOSEPH ANDREW HARDING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joseph Andrew Harding, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 21st day of November 2025.

NOTARY PUBLIC

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires on November 8, 2027.

***This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce. TCA* § 67-4-409(a)(3)(A).**