PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cwi)
Dav. Co. File: Box 8

Karen Johnson Davidson County
Batch # 1386093 DEEDQC
02/26/2026 02:13:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260226-0015386

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kimberly J. Hardin 1713 Ashwood Avenue Nashville, TN 37212	Kimberly J. Hardin 1713 Ashwood Avenue Nashville, TN 37212

TAX MAP-PARCEL NUMBERS: 104 16 0 161.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of five dollars and other good and valuable consideration, the undersigned **Wesley G. Hardin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey, unto **Kimberly J. Hardin,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot "A" as shown on the Plan of Zone Lot – Part of Lot 162 Belmont Heights, as of record in Book 6200, page 288, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly J. Hardin and Wesley G. Hardin, a one-half interest each as tenants in common, by Quitclaim Deed from Connie Gray Hardin, surviving joint tenant, dated August 19, 2020, and recorded September 9, 2020, of record in Inst. No. 20200909-0102818, Register's Office for Davidson County, Tennessee.

Subject property was never used as the personal residence of Grantor.

Description Reference: The description is the same as that used in the prior conveyance.

This is improved property known as: 1716 B Linden Avenue, Nashville, TN 37212

WITNESS THE EXECUTION HEREOF on 2/18, 2026.

Wesley G. Hardin

State of Alabama

County of Madison

On February 18, 2026, before me the undersigned authority, personally appeared **Wesley G. Hardin,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Brandi Nicole Rickard
Notary Public

My Commission Expires: July 30, 2029

BRANDI NICOLE RICKARD
My Commission Expires
July 30, 2029

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Affiant

Sworn and subscribed before me on February 18, 2026.

Brandi Nicole Rickard
Notary Public

My Commission Expires: July 30, 2029

BRANDI NICOLE RICKARD
My Commission Expires
July 30, 2029

WIdoc: QC Deed-2 Pt QDoc