THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1390699 DEEDQC
03/10/2026 10:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260310-0018943

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 5th day of March, 2026.

Notary Public **Affiant**

My Commission Expires: 5/3/27

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
MARY B. HARDING **5418 Lickton Pike** **Goodlettsville, TN 37072**	Same as New Owner.	**023 00 0 143.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES G. HARDING, UNMARRIED**, by these presents does hereby quitclaim and convey unto **MARY B. HARDING, UNMARRIED**, and their successors, heirs, and assigns, all his rights, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

BEING the southern portion of an 8.153 acre tract in Plat Book 6200, page 974, (northerly portion of 5.084 acres previously conveyed in Book 7623, page 676) and more particularly described as follows:

Being a tract of land in the 11th Councilmanic District of Davidson County, Tennessee, and being a portion of that property conveyed to Mary D. Baggett in Book 2643, page 111, RODC, TN, more accurately described according to a survey by Tommy E. Walker, TN Lic. #1465 as follows: Beginning at an existing iron pin, said pin being said Baggett's most southwesterly corner and being the most northwesterly of William J. Wiggs (DB 6766, page 905, RODC); thence with said Baggetts former west line N 07 deg. 53 mins. 03 secs. E 115.27 feet to an existing iron pin, said pin being Charles Harding's most southwesterly corner; thence with Hardings south line, S 69 deg. 21 mins. 28 secs. E 1531.93 feet to an existing iron pin; thence N 22 deg. 07 mins. 11 secs. E 85.00 feet to an existing iron pin; thence S 69 deg. 28 mins. 47 secs. E 100.00 feet to a set iron pin; thence S 57 deg. 29 mins. 49 secs. W 172.64 feet to a set iron pin; thence N 69 deg. 31 mins. 43 secs. W 725.00 feet to a set iron pin; thence S 22 deg. 07 mins. 11 secs. W 55.00 feet to a set iron pin in said Wiggs northerly line; thence with said Wiggs, N 69 deg. 31 mins. 45 secs. W 778.71 feet to the point of beginning, containing 3.083 acres, more or less.

BEING the same property conveyed to Charles G. Harding and wife, Mary Bea Harding by deed from Mary D. Baggett, a widow, of record in Book 8221, page 72, said Register's Office. The said Mary Bea Harding and Mary Beatrice Harding are one and the same person.

The said Charles G. Harding and Mary B. Harding are now unmarried pursuant to the Final Decree of Divorce in the action styled, Charles Gladwyn Harding v. Mary Beatrice Harding, Eight Circuit Court for Davidson County, Tennessee at Nashville, under Docket No. 08D-2954.

This is improved property known as: 5418 Lickton Pike, Goodlettsville, TN 37072.

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 5 day of March, 2026 the bargaining party, having caused my name to be signed hereto on said day and date.

CHARLES G. HARDING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melissa Heavener, a Notary Public in and for said County and State, **CHARLES G. HARDING,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 5 day of March, 2026.

Melissa Heavener
NOTARY PUBLIC

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Court Order in a divorce action styled, **Charles Gladwyn Harding v. Mary Beatrice Harding, Eight Circuit Court for Davidson County, Tennessee at Nashville, under Docket No. 08D-2954,** and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this the 5 day of March. 2026.

Melissa Heavener
Notary Public
My Commission Expires: 5/3/27

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 **3/5/2026** [DATE].

AFFIANT SIGNATURE

3/5/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **5th** day of **March**, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

