Karen Johnson Davidson County
Batch# 1395420 DEEDQC
03/20/2026 11:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260320-0022350

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 20 day of March, 2026 Notary Public My Commission Expires: 1/24/29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Address New Owners as:	Tax Bill To:	Map / Parcel
John S. Phipps Jr. **Robert E. Phipps** **5711 Harding Road** **Nashville, TN 37205**	**New Owner**	13001003500

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For a consideration, the receipt and sufficiency of which is hereby acknowledged, know all persons by these presents, **Old Harding, LLC, a Tennessee limited liability company** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **John S. Phipps, Jr. and Robert E. Phipps, as tenants in common** (hereinafter referred to as "Grantees"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

TRACT I:

Being a portion of Old Page Road lying west of Tennessee Highway No. 1 and lying west of the right-of-way of the L & N Railroad, formerly NC and St. L Railroad, and being a proton of said road abandoned by the Quarterly Court of Davidson County, Tennessee, October 1948 of record in County Court Minute Book, Page 418, and being Shown on the Map of Subdivision of Lot No. A-4 (and/or A-2) Highlands of Belle Meade No. 2 of Record Book _____. RODC, Tennessee.

Beginning at a point where the westerly right-of-way line of said railroad crosses the southerly margin of said abandoned road; thence northwesterly following the margin of said road to the easterly margin of Old Harding Road; thence northwardly along the margin of the aid Old Page Road (abandoned); thence eastwardly along the said northerly margin of said abandoned road which is the southerly boundary of a lot which the NC& St. L Railroad has title, to the westerly margin of the said railroad right-of-way thence to the point of beginning.

TRACT II:
Commencing at an iron rod located in the western R.O.W. margin of the L & N Railroad Company property; thence leaving said R.O.W. N 56 degrees 24' 11" W 94.47 feet to the point located in the easterly R.O.W. margin of Old Harding Pike; thence N 33 degrees 07' 42" E 200. 78 feet to the point of beginning; thence continuing with said R.O.W N 33 degrees 07' 42" E 40.00 feet to a point;thence leaving the R.O.W. margin of Old Harding Pike S 56 degrees 43' 51" E 55.04 feet to a point located in the western R.O.W. margin of the L & N Railroad Company property; thence with said R.O.W. margin S 23 degrees 51' 09" W 40.56 feet to a point; thence leaving said R.O.W. margin N 56 degrees 43' 51" W 61.58 feet to the point of beginning said tract containing 2,333 square feet, more or less.

Tract III:
Being part of Tract A-2 shown on a revised Plan of Highlands of Belle Meade No. 2 as of record in Book 843, Page 18, Register's Office for said County, being the northerly part of Lot No. 1 on the unrecorded subdivision of said Tract made by Blanchard and Parris, Engineers. November___, 1939, said northerly part of said lot being more fully described according to a survey by Ralph W. C. Lambert, surveyor, dated April 18, 1953, and revised April 4, 1954, as follows:

Beginning at an iron pin in the easterly margin of Old Harding Road at the beginning of a curve into the south margin of Page Road; thence around said curve having a deflection angle of 74 degrees 05' in a northeasterly direction to an iron pin in the southerly margin of said road; thence along with margin of Page Road and in an easterly direction 48.45 feet to an iron pin in the westerly right of way line of the N. C. & St. L. Railroad; thence with said right of way line southwardly 139.1 feet to a point; thence in a westerly direction 96.5 feet to a point in the easterly margin of Old Harding Road; thence with the margin of said road northerly 130 feet to the point of beginning.

Being the same legal description as set forth in prior deeds.

Being the same property conveyed to Old Harding, LLC, from John S. Phipps Jr. and Robert E. Phipps, of record in instrument 20210312-0033519, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as **5711 Old Harding Pike, Nashville, Tennessee 37205.**

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 20 day of March, 2026.

Grantor:
Old Harding, LLC,

By: John S Phipps Jr

By: Robert E Phipps

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **John S. Phipps, Jr., Member for Old Harding, LLC,,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member for Old Harding, LLC,.** and as such **Member** acknowledged that he is authorized to execute the foregoing instrument on behalf of **Old Harding LLC,** the within named bargainor, and that he as such **Member,** executed the foregoing instrument for the purpose therein contained, by signing the name **John S. Phipps, Jr. as Member of Old Harding, LLC,.**

WITNESS my hand and official seal at Nashville, Tennessee, this 20 **day of March, 2026.**

Notary Public

LEE MORROW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/21/2026

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Robert E. Phipps., Member for Old Harding, LLC,,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member for Old Harding, LLC,**, and as such **Member** acknowledged that he is authorized to execute the foregoing instrument on behalf of **Old Harding, LLC,** the within named bargainor, and that he as such **Member,** executed the foregoing instrument for the purpose therein contained, by signing the name **Robert E. Phipps. as Member of Old Harding, LLC,.**

WITNESS my hand and official seal at Nashville, Tennessee, this 20 **day of March, 2026.**

Notary Public

My Commission Expires: 9/21/2026

Certificate of Authenticity

I, Robert J. Notestine, III, 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 3/20/26.

AFFIANT SIGNATURE

3/20/26
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 20 day of March, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029