Karen Johnson Davidson County
Batch # 1398845 DEEDQC
03/30/2026 09:48:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260330-0024855

PREPARED BY AND RETURN TO:
Ryan W. Barry
P.O. Box 400
Winchester, TN 37398

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Sandra Turner Harding, Trustee 2000 Cromwell Drive Nashville, TN 37215	Sandra Turner Harding, Trustee 2000 Cromwell Drive Nashville, TN 37215	158 03 0 016.00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, Stephen D. Harding (the "Grantor") does hereby sell, transfer, convey, and quitclaim unto Sandra Turner Harding, Trustee of the 2026 Harding Tennessee Community Property Trust U/A dated February 19, 2026 (which is a Joint Revocable Living Trust, hereinafter referred to as the "Grantee"), and its heirs and assigns, all of Grantor's right, title, and interest in the certain tracts or parcels of real property in Davidson County, Tennessee described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

(SEE ATTACHED EXHIBIT "A")

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 19 day of February, 2026.

GRANTOR:

STEPHEN D. HARDING

STATE OF TENNESSEE :
COUNTY OF Davidson :

On this 19th day of February, 2026, before me, a Notary Public of the state and county aforesaid, personally appeared STEPHEN D. HARDING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal this 19th day of February, 2026.

THERESA M MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 01/07/2027

STATE OF TENNESSEE :
COUNTY OF Davidson :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

2026 HARDING TENNESSEE COMMUNITY PROPERTY TRUST U/A DTD February 19, 2026

SANDRA TURNER HARDING, Trustee/Affiant

Sworn and subscribed to before me this 19th day of February, 2026.

Notary Public
My Commission Expires: 01/07/2027

THERESA M MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

MAP & PARCEL: 158 03 0 016.00

REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, Register's Office for said County.

Beginning at a point in the northerly margin of Gardendale Drive, at the corner of Lots 59 and 74; thence with the line between said lots, northwesterly 198.3 feet to a corner of Lot 60; thence with the line between Lots 59 and 60, southwesterly 231 feet to the easterly margin of Cromwell Drive; thence with the margin of the same, southeasterly 182.5 feet to the beginning of a curve; thence around said curve, easterly 39.3 feet to the northerly margin of Gardendale Drive; thence with the margin of the same northeasterly 228.4 feet to the point of beginning.

SOURCE OF TITLE: Being the same property conveyed to Stephen D. Harding by Quitclaim Deed of record in Instrument No. 00006941-0000703, Register's Office, Davidson County, Tennessee.

This is improved property known as 2000 Cromwell Drive, Nashville, TN 37215.

NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS WAS MADE AT THE TIME OF CONVEYANCE, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS IS NOT DIFFERENT FROM PREVIOUS DEEDS.