Karen Johnson Davidson County
Batch# 1415213 DEEDQC
05/04/2026 11:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260504-0039448

THIS INSTRUMENT PREPARED BY:

Paul A. Gontarek
Mobley & Gontarek, PLLC
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Nashville, Tennessee 37215
(615) 627-4444
paul@mglawtn.com

LEA ANN M. RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

E. Mark Hardison
AFFIANT

Subscribed and sworn to before me this 1st **day of May, 2026.**

Notary Public

My Commission Expires: 05-03-2027

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owners:	Send Tax Bills To:	Parcel Identification No.
E. Mark Hardison, Co-Trustee Sarah H. Reisner, Co-Trustee 308 Ashcroft Place Nashville, TN 37215	-SAME-	116 12 0 148.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Ernest Mark Hardison, Executor of the Estate of Ernest K. Hardison, III, deceased** (the "decedent"), hereinafter called the Grantor, who died on April 16, 2023, and in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on June 8, 2023, and recorded under Docket No. 23P-955, in the Seventh Circuit Court Clerk's Office (Probate Division) for Davidson County, Tennessee, hereby releases, remises and quitclaims unto **E. Mark Hardison and Sarah H. Reisner, Co-Trustees of the Ernest Keesee Hardison, III Living Trust for Sarah Lynn Northcutt Hardison, Ernest Mark Hardison,**

Sarah Castle Hardison Reisner and Their Appointees or Issue dated March 2, 2012 (the "Trust"), and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the right, title and interest of the decedent and the decedent's estate in and to the certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

After this conveyance, Sarah Lynn Northcutt Hardison and the Trust will own the property as tenants-in-common, without rights of survivorship.

WITNESS my hand this 1st day of May, 2026.

ESTATE OF ERNEST K. HARDISON, III

E. Mark Hardison

Ernest Mark Hardison, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest Mark Hardison, Executor of the Estate of Ernest K. Hardison, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of May, 2026.

LEA ANN M. RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

Notary Public

My Commission Expires: 05-03-2027

EXHIBIT A
Legal Description

Land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 3 on the Plan of Ashcroft Place, as of record in Plat Book 7900, page 452, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ernest K. Hardison, III and wife, Lynn N. Hardison by deed dated November 14, 1994 from Eugene F. Guerre and wife, Margaret A. Guerre, of record in Book 9521, page 242, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Ernest K. Hardison, III and Sarah Lynn Northcutt Hardison, as tenants in common without right of survivorship, by deed dated March 2, 2012 from Ernest K. Hardison, III and wife, Sarah Lynn Northcutt Hardison, of record as Instrument No. 20120320-0023590, Register's Office for Davidson County, Tennessee.

Ernest K. Hardison, III died on April 16, 2023, and devised his entire interest in the subject property to E. Mark Hardison and Sarah H. Reisner, Co-Trustees of the Ernest Keesee Hardison, III Living Trust for Sarah Lynn Northcutt Hardison, Ernest Mark Hardison, Sarah Castle Hardison Reisner and their Appointees or Issue dated March 2, 2012, in accordance with his Will duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), and recorded in the Probate Court Clerk's Office for Davidson County, Tennessee, on June 8, 2023 under Docket No. 23P-955.

This is improved property known as 308 Ashcroft Place, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Paul A. Gontarek, 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 May 1, 2026.

05-01-2026
Date

Paul A. Gontarek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of May, 2026.

Notary Public

My Commission Expires: 05-03-2027

Notary's Seal (if on paper)

LEA ANN M. RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027