Karen Johnson
Batch # 1472172
09/14/2026 09:15:44 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260914-0084892

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY
Rick Piliponis, 200 Hart St., Nashville, TN 37210 (615) 353-0930

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Big Hart Realty, LLC **200 Hart Street** **Nashville, Tennessee 37210**	**SAME**	**10503027500**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

MELISSA BASSAUL-FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

Subscribed and sworn to before me, this the 8th day of September, 2026.

Notary Public
My Commission expires: 11-5-29

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

James S. Higgins, Richard D. Piliponis and Benjamin J. Miller

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Big Hart Realty, LLC

HEREINAFTER called the GRANTEES, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 30 on the Plan of John Nelson's Addition as shown of record in Book 2, Page 182, Register's Office for Davidson County, Tennessee, and part of Lot No. 10 of the Plat of James W. Hamilton's Subdivision of Lot Nos. 31, 32, etc. in said Nelson's Addition as of record in Plan Book 1, Page 101, Chancery Court of Nashville, described as follows:

Beginning at the Northwest corner of Second Avenue South, formerly Market Street and Hart Street, formerly Tutwiler Avenue; thence with the Westerly margin of Second Avenue South, Northwardly 96 feet, more or less, to the Southeast corner of the property conveyed to Clarence Taylor and his wife, by Deed from J.U.G. Rich and wife, of record in Book 742, Page 277, said

Register's Office; thence with said Taylor's Southerly line, Westwardly 127 feet, more or less, to the Easterly margin of an alley; thence with said alley Southwardly 12 feet, more or less, to the Northerly margin of Hart Street; thence with said street, Eastwardly 151 feet, more or less, to the beginning.

Being the same property conveyed to James S. Higgins, Richard D. Piliponis and Benjamin J. Miller, by Quitclaim deed from James S. Higgins and Richard D. Piliponis of record in Instrument number 20210713-0093712, in the Register's Office for Davidson County, Tennessee.

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

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or othe similar statute

This is improved property known as **200 Hart Street, Nashville, Tennessee 37210**

IN WITNESS WHEREOF, this instrument was signed the 8th day of September, 2026.

JAMES S. HIGGINS

RICHARD D. PILIPONIS

BENJAMIN J. MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared James S. Higgins, Richard D. Piliponis and Benjamin J. Miller, the within named Grantors, with whom I am personally acquainted and executed the foregoing instrument and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 9 day of September, 2026.

TEIRRA GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

NOTARY PUBLIC
My Commission Expires: 11-05-2029