BILL GARRETT, Davidson County
Trans:T20170074079 DEEDQC
Recvd: 08/24/17 15:47 2 pgs
Fees:12.00 Taxes:0.00
20170824-0087279

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY
The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930
This deed was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title therein.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John D. and Sabrina Harrington **7413 Lakeview Drive** **Nashville, TN 37209**	**SAME**	**MAP 89** **PARCEL 46**

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,

John David Harrington, Jr., married,

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

John D. Harrington, Jr. and wife, Sabrina Harrington

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

Being Lot No. 2 on the plan of C.B. Phillips Division as of record in Book 5800, page 372, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the iron pin in the westerly margin of River Road, the same being the southeast corner of tract no. 3; thence along the margin of said road south 08 deg. 0 min. 00 sec. west 180 feet to a point; thence south 82 deg. 00 min. 00 sec. west five feet to a point; thence south 08 deg. 00 min. 00 sec. west 46.01 feet to an iron pin, the same being the northeast corner of tract no. 1; thence north 82 deg. 00 min 00 sec. west 552.67 feet to an iron pin; thence north 27 deg. 12 min. 34 sec. west 36.40 feet to an iron pin in the center of a branch, being the southwest corner of tract no. 4; thence along and down said branch north 45 deg. 01 min. 44 sec. east 63.09 feet to a point; thence north 66 deg. 47 min. 14 sec. east 174.73 feet to a point; thence north 81 deg. 09 min. 14 sec. east 79.59 feet to a point; thence north 85 deg. 40 min. 20 sec. east 151.23 feet to a point, passing a point being the southwest corner of tract no. 3 at 57.0 feet; thence south 82 deg. 00 min. 00 sec. east 167.31 feet to the point of beginning containing 2.36 acres more or less according to a survey of Perry A. Chapdelaine, Jr., Tennessee Registration No. 882, Rt. 4, Box 137, Franklin, TN 37064.

Being the same property conveyed to John David Harrington, Jr. pursuant to a Final Decree of Divorce entered in the Eighth Circuit Court for Davidson County, Tennessee, from Patricia P. Harrington, by quitclaim deed, of record in Instrument No. 20090706-0062633, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John D. Harrington, Jr. and wife, Patricia P. Harrington, by deed from Claudie B. Phillips and wife, Carol N. Phillips, of record in Book 9095, page 659, Register's Office for Davidson County, Tennessee.

This conveyance is subject to note #1 of subdivision plat a to the easement for the installation of a septic tank-soil absorption system for the residence on LotNo. 1 and is not a legal building site for a residence until a public sewer system is available.

The said John D. Harrington, Jr. and John David Harrington, Jr. being one and the same person.

This is unimproved property known as 7580 River Road Pike, Nashville, Tennessee, 37209.

WITNESS MY HAND this the 17th day of August, 2017.

John David Harrington, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **John David Harrington, Jr.,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he 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 17th day of August, 2017.



Donald K. Byrd
NOTARY PUBLIC
My Commission Expires: May 6, 2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

Clinton B. Bolton
AFFIANT

Sworn to and subscribed to before me this 17th day of August, 2017.



Donald K. Byrd
NOTARY PUBLIC
My Commission Expires: May 6, 2019