Karen Johnson Davidson County
Batch# 196543 DEEDQC
02/19/2019 02:25:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190219-0014915

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Road, Suite 203A**
**Nashville, Tennessee 37215**
**File No. 190219203**

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is: $0-.

Affiant

Subscribed and sworn to before me, this 19th day of February, 2019.

Notary Public

My Commission Expires: _____

## QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Gabriel D. Harris and Amra Y. Harris<br>455 Benita Drive<br>Nashville, TN 37211 | New Owner | 133-08-0-042.00<br>133-08-0-040.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Gabriel D. Harris and Ambra Y. Harris, Husband and Wife** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Gabriel D. Harris and Ambra Y. Harris, Husband and Wife,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

TRACT I: Benita Drive

A tract of land in the 5th Civil District of Davidson County, Tennessee and being shown as Reserved Parcel "C" on the Plan of Windsor Park Subdivision of record in Plat Book 3600, page 64, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a concrete monument in the west boundary line of Windsor Park Subdivision at the common rear corner of Lots 22 and 23 as shown on said subdivision plan which is of record in Book 3600, page 64, Register's Office of Davidson County, Tennessee, said monument being further described as lying North 69 degrees 46 minues 48 seconds west 189.70 feet from the west right of way of Benita Drive; thence leaving said beginning point with said boundary line of Windsor Park Subdivision, North 2 degrees 59 minutes East 660.68 feet to a concrete monument, the northwest corner of the herein described tract; thence with the south line of the property of Radnor Utility District, South 79 degrees 30 minutes E a st 499.67 feet to a point in the rear of Lot 31 of said Windsor Park Subdivision as of record as aforesaid, said point being the northeast corner of the herein described tract; thence with the rear lot line of Lots 26 thru 31, South 50

degrees 26 minutes 15 seconds West 534.15 feet to a concrete monument, the common rear corner of Lots 25 and 26; thence with the rear boundary line of lots 25, 24, and 23 a distance of 254.80 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that certain tract of land conveyed to Phay Thoune Xayarangsy and wife, Phay Vanh Xayarangsy by deedof record in Book 7564, page 351, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that certain tract of land conveyed to Robert E. Wood and wife, Joyce A. Wood, by deed of record in Instrument No. 20160111-0002420, said Register's Office.

Being a portion of the same property conveyed to MAURICE A. KNIGHT and wife, BETTY L. KNIGHT by deed from JOE C. SMITHSON and wife, VIVIAN R. SMITHSON, of record in Book 4797, page 290, dated April 28, 1971, said Register's Office.

BETTY L. KNIGHT died on or about November 3, 2007, leaving MAURICE A. KNIGHT as the surviving tenant by the entirety.

MAURICE A. KNIGHT died on or about August 18, 2016. Upon his death, the subject property passed to his heirs at law, his sons DANNY KNIGHT and RONALD KNIGHT, as evidenced by Affidavit of Heirship of record as Instrument No.20190219-0014824 and Instrument No. 20190219-0014825, said Register's Office.

Being the same property conveyed to Gabriel D. Harris and Ambra Y. Harris, husband and wife, by Quitclaim Deed from Danny Knight and Ronald Knight of record in Instrument No. 20190219-0014826, Register's Office of Davidson County, Tennessee.

Amra Y. Harris and Ambra Y. Harris being one and the same.

TRACT II: 455 Benita Drive

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled Windsor Park, of record in Plat Book 3600, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GABRIEL D. HARRIS and AMRA Y. HARRIS, HUSBAND AND WIFE, by deed from MAURICE A. KNIGHT, of record in Instrument No. 20160321-0026394, dated March 17, 2016, said Register's Office.

Amra Y. Harris and Ambra Y. Harris being one and the same.

**The purpose of this Quitclaim Deed is to combine Tract I and Tract II into one parcel and assign one single Tax ID number.**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of February, 2019.

Gabriel D. Harris

Ambra Y. Harris

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gabriel D. Harris and Ambra Y. Harris, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of February, 2019.

J Anderson
Notary Public

My Commission Expires: _____

