Karen Johnson Davidson County
Batch# 389625 DEEDQC
04/22/2020 10:35:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200422-0042179

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW20184

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Kayla Poe (a/k/a Kayla Ann Poe)** do hereby bargain, sell, release, remise, quitclaim and convey unto **Kayla Poe and Timothy Harris, wife and husband,** all my rights, title and interest in and to the following described real estate, to-wit:

Property address: 312 Flora Maxwell Road, Nashville, TN 37211

Real estate located in the Twenty-Sixth (26th) Councilmanic District of Davidson County, Tennessee, described as follows:

Being at the southwest intersection of Flora Maxwell Road and Taylor Road and being bounded on the North by Flora Maxwell Road; on the East by Taylor Road; on the South by Buford; and on the West by Maxwell, described according to a boundary survey dated 12/1/04 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN RLS #1838) as follows:

Beginning at an iron rod (new) on the southerly margin of Flora Maxwell Road (50 foot right of way), said rod being the northeast corner of the Bruce Maxwell Land (Instrument number 20020508-0055085 Register's Office, Davidson County, Tennessee) and the northwest corner of the herein described land; thence with said southerly margin South 85 degrees 34 minutes 52 seconds East 52.94 feet to an iron rod (new) at the right-of-way return for Taylor Road; thence with a curve to the right with a radius of 25 feet a chord bearing and distance of South 40 degrees 20 minutes 21 seconds East 35.50 feet for an arc length of 39.48 feet to an iron rod (new) on the westerly margin of said Taylor Road (50 foot right-of-way); thence with said westerly margin South 04 degrees 54 minutes 10 seconds West 36.58 feet to an iron rod (new); thence with a curve to the left with a radius of 730.00 feet a chord bearing and distance of South 01 degree 50 minutes 34 seconds West 77.94 feet for an arc length of 77.98 feet to an iron rod (new); thence South 01 degree 13 minutes 02 seconds East 61.30 feet to an iron rod (new) in the northerly line of the William H. Buford land (Book 11174, Page 109 Register's Office, Davidson County, Tennessee); thence with said Buford's northerly line North 76 degrees 52 minutes 34 seconds West 88.77 feet to an iron rod (new) at said Maxwell's southeast corner; thence with said Maxwell, North 04 degrees 35 minutes 59 seconds East 187.23 feet to the point of beginning, containing .35 acre, more or less.

BEING the same property conveyed to Kayla Ann Poe, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee, dated 10/19/2009 and recorded 12/8/2009 in Instrument No. 20191208-0112150, in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 13th day of April, 2020.

Kayla Poe (a/k/a Kayla Ann Poe)
Kayla Poe (a/k/a Kayla Ann Poe)

STATE OF Tennessee
COUNTY OF Davidson

On this 13th day of April, 2020, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kayla Poe (a/k/a Kayla Ann Poe)** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Cheryl M. Rodgers
Notary Public

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

11-20-2023
My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this 13th day of April, 2020.

Notary Public

My Commission Expires: 7-3-23

KIMBERLY BEARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

Tax/Map ID & Parcel
147-08-0-017.01

New Owners:
Kayla Poe & Timothy Harris
312 Flora Maxwell Road
Nashville, TN 37211

Send Tax Bills to :

Same as new owner