THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. _____ Affiant Subscribed and sworn to before me, this 9th day of February, 2021. _____ Notary Public My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Terence J. Harris, II 202 Farris Ave Nashville, TN 37115	**Send Tax Bills To:** Tina Harris 4208 West Hamilton Rd Nashville, TN 37218	**Tax Information:** Map and Parcel No.: 043-15-0-068.00

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, **Tina G. Harris and Terence J. Harris, wife and husband** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Terence J. Harris, II, an unmarried man,** his 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:

Land in Davidson County, Tennessee, being Lot No. 39 and 40 on the map of Rock Hills Subdivision of Block A of property of Mrs. Emma W. Dismukes, in the 11th District of said County described to a Surveyor, 8-45 as follows:

Beginning at a point on the westerly margin of Farris Avenue, 536.4 feet southerly from the southwest corner of said Farris Avenue, south 3 degrees 30' west 100 feet to the corner of Lots 38 and 39 westwardly 200 feet to a point; thence with the line between said Lots 40 and 41, eastwardly 200 feet to the beginning.

Being the same property conveyed to Tina G. Harris, and Terence J. Harris, wife and husband by Quitclaim Deed from Academy for Kidz, LLC, a Tennessee Limited Liabilty , dated February 28, 2017 and recorded March 16, 2017 and of record in Instrument No. 20170316-0025684, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **202 Farris Ave, Nashville, TN 3711**

Karen Johnson Davidson County
Batch# 573224 **DEEDQC**
02/11/2021 12:03:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210211-0019882

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 conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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 9th day of February, 2021.

Tina G. Harris

Terence J. Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tina G. Harris** and **Terence J. Harris**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 9th day of February, 2021.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: 5/7/2024