Karen Johnson Davidson County
Batch# 587358 DEEDQC
03/08/2021 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210308-0030320

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This Deed is in accordance with Divorce Decree of Record in:

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Nathan Harden 2682 Miami Ave Nashville, TN 37214	Highlands Residential Mortgage 12001 North Central Expressway,Suite 750 Dallas, TX 75243	052-09-0-169.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jennifer Harden, unmarried,** by these presents do hereby quitclaim and convey unto **Nathan Harden, unmarried,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Being a Parcel of land in the 15th Council District of Nashville, Davidson County, Tennessee. Bounded on the North by the Southerly margin of Miami Avenue. Bounded on the East by the Miami Partners GP Property as of record in Instrument No. 201509240097240-Register's Office of Davidson County, Tennessee. Bounded on the South by the River Glen Homeowners Association Property as of record in Instrument No. 200412170150273-Register's Office of Davidson County, Tennessee. Bounded on the West by the Gregory Page Property as of record in Instrument No. 201401130003171-Register's Office of Davidson County, Tennessee. And being more particularly described as follows:

Beginning at an iron pin set in the Southerly margin of Miami Avenue, said point being the Northeast corner of the Gregory Page Property as of record in Instrument No. 201401130003171-Register's Office of Davidson County, Tennessee. And being the Northwest corner of the tract herein described; Thence with the Southerly margin of Miami Avenue and a curve to the right, said curve having a central angle of 4 degrees 25 minutes 13 seconds, a radius of 649.05 feet, a length of 50.07 feet and a chord bearing and distance of North 56 degrees 31 minutes 59 seconds East, 50.06 feet to an iron pin set; Thence, leaving said margin, a common line with the Miami Partners GP Property as of record in Instrument No. 201509240097240-Register's Office of Davidson County, Tennessee. South 34 degrees 12 minutes 13 seconds East, 117.87 feet to an iron pin found; Thence, a common line with the River Glen Homeowners Association Property as of record in Instrument No. 200412170150273-Register's Office of Davidson County, Tennessee, South 55 degrees 03 minutes 29 seconds West, 50.00 feet to an iron pin set; Thence, a common line with the Gregory Page Property as of record in Instrument No. 201401130003171-Register's Office of Davidson County, Tennessee. North 34 degrees 12 minutes 13 seconds West, 119.16 feet to the Point of Beginning.

Being the same property conveyed to Nathan Harden and his wife, Jennifer Harden, by deed dated September 22, 2016, and recorded October 5, 2016, from Miami Partners, GP, a Tennessee general partnership, of record in Instrument Number 20161005-0105481, Register's Office for Davidson County, Tennessee.

Property Address: 2682 Miami Avenue, Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 1st day of March 2021.

Affiant

My commission expires: 5.3.21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1st day of March, 2021.

Jennifer Harden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Harden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 1st day of March, 2021.

Notary Public

My Commission Expires: 1/6/25

MOLLY LANDMESSER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 06, 2025
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022