QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 635861 DEEDQC
05/13/2021 02:50:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210513-0064925

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Diondria Garrett

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12/27/2020.

Notary Public

STEVEN M. ARTHURS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2023

COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Sean Rayvon Harris	Sean Rayvon Harris	070 02 0 043.00
(Name)		
2825 Old Buena Vista Pike 37218		
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Diondria Garrett, hereinafter referred to as Grantor(s), hereby quitclaim to Sean Rayvon Harris his heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being part of Lot No. 15 on the Map of Sarah A. McIntoshs

Subdivision of Lots No. 7,8,9,10,11 and part of 12, 13 & 14 of certain lots in the Old Daiel Young Tract in the old 23rd District of said County, as of record in Book 332 , Page 71, Register's Office for said County, and described partly according to a copy of a survey thereof made in April, 1947, and revised in March, 1948, by Watkins and Murray, Surveyors as follows:

Beginning at a point in the center line of Old Buena Vista Road as abandoned the Northeast corner of this tract and a corner of the land conveyed to Lee F. Copeland by Deed of record in Book 1580, Page 77, said Register's Office, thence along Copeland's Southerly line, South 81" 21' West, 150 feet to a point, the Northeast corner of the tract conveyed to Earl Stanley, Jr. and wife, Margaret Stanley by Deed of record in Book 1633, Page 120, said Register's Office, thence, with Stanley's Easterly line, Southerly, approximately parallel to the center line of the Old Buena Vista Road, 130 feet, more or less, to a point in the Northerly line of the tract 7.73 acres conveyed to Dave Edwards; thence, along Edwards' Northerly line, North 85" 15'East 150 feet to a point in the center line of the Old Buena Vista Road; thence, with the center line of said road, Northerly, 142 feet to the point of beginning, said point being 234 feet from the Southerly margin of Stokers Lane.

The said, Diondria Garrett, being the daughter of Darryl D. Garrett, deceased February 02, 2003, and hereby signing this deed to convey any interest to which she may be entitled as an intestate heir thereof.

Being the same property conveyed to Sean Rayvon Harris, by Quit Claim Deed from Patricia Denise Garrett, of record in Instrument No. 20040927-0116106, in the Register's Office of Davidson County, Tennessee, dated September 02, 2004 and recorded on September 27, 2004. Darryl D. Garrett having since died February 02, 2003.

Being the same property conveyed to Darryl D. Garrett, by Warranty Deed from Eugene Campbell of record in Instrument No. 20010516-0050697, in the Register's Office of Davidson County, Tennessee, dated May 14, 2001 and recorded on May 16, 2001.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Diondria Garrett has hereunto set his/her/their signature, on this, the 12/27/2020.

Diondria Garrett

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Diondria Garrett, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of December, 2020.

Notary Public

My Commission Expires:

(SEAL)



True Copy Certification for Recording Purposes

I, _____, do hereby make oath that I am 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 of Custodian/Certifier

State of Tennessee County of Davidson SS:

Before me, _____, a notary public for this county and state, personally appeared _____ (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____

Notary's Signature S-E-A-L Comm exp: _____

Tennessee Certification of Electronic Document

I, Trent N Notestine, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Trent N Notestine
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Robert J. Notestine III a notary public for this county and state,
Notary's Name

Trent N. Notestine who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 3, 2025

MY COMMISSION EXPIRES: 3/3/2025

NOTARY'S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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