Karen Johnson Davidson County
Batch# 704698 DEEDQC
08/25/2021 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210825-0115004

THIS INSTRUMENT PREPARED BY:

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

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Samuel T. Garner, Jr. 1010 24th Avenue North Nashville, TN 37208	**New Owner**	092 03 0 120.00

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, **Angela Michelle Garner Harris, an unmarried woman,** by these presents do hereby quitclaim and convey unto **Samuel T. Garner, Jr., an unmarried man** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Southerly 40 feet of Lots Nos. 7, 8 and 9 on the Map of the Subdivision of the West part of Lot No. 2 of the Harding Lytle Tract, as of record in Book 974, Page 52, Register's Office for said county, and being shown as Lot D on an Unrecorded Map of a resubdivision of Lots 7, 8 and 9, and described as follows:

Lot D: Beginning at the Northeast corner of 24th Avenue North and the First Alley South of Alameda Street; thence Northerly and following said Avenue 40 feet to a point; thence in an Easterly direction 150 feet to a point; thence Southerly 40 feet to the Northerly margin of said alley; thence Westerly, following the margin of said alley, 150 feet to the beginning.

Being the same property conveyed to Samuel Garner and wife, Virginia Garner, by deed dated August 21, 1953, and recorded August 27, 1953, from W. M. Thomas, Jr. and wife, Willie M. Thomas, of record in Deed Book 2158, page 405, Register's Office for Davidson County, Tennessee.

Samuel Garner having since died August 10th, 1980, leaving Virginia Garner as the surviving tenant by the entirety.

Virginia Garner having since died July 23rd, 2018, testate, of reference in Docket 18P1607, in which her Will devised the real property, in trust, to her son, Samuel T. Garner, Jr. and her daughter, Angela Michelle Garner Harris.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 26 day of August, 2021.

Affiant

My commission expires:
(Affix Seal)

Notary Public

BRITNEY WEISBECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 26th day of August, 2021.

Angela Michelle Garner Harris

Angela Michelle Garner Harris

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 **Angela Michelle Garner Harris,** with whom I/We 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 26th day of August, 2021.

Greg Hazelwood
Notary Public

My Commission Expires: 5/7/2024

GREG HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/25/2021 (date ~~of document~~).

Affiant Signature

08/25/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025