Karen Johnson Davidson County
Batch# 708837 DEEDQC
09/01/2021 02:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210901-0118028

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994 DONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Linda Theresa Ray **AFFIANT** Subscribed and sworn to before me, this 31st day of August, 2021. Notary Public My Commission Expires: 10/17/2023

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Howard Leon Harlan, III and Kathryn Kersey Harlan 3534 Richland Avenue Nashville, TN 37205	New Owner	104-09-0-302.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Allen D. Lentz, Trustee, with full power to grant, bargain, sell, mortgage and convey without the joinder of any beneficiary, pursuant to Trust Agreement dated July 27, 2020**, ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **Howard Leon Harlan, III and Kathryn Kersey Harlan, husband and wife,** ("Grantee"), all right, title and interest of Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto.

This is improved property known as 3534 Richland Avenue, Nashville, Tennessee 37205.

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

WITNESS my hand this 31st day of August, 2021.

Allen D. Lentz, Trustee of Trust Agreement dated July 27, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Allen D. Lentz, Trustee of Trust Agreement dated July 27, 2020,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal this 31st day of August, 2021.

Notary Public

My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

553465.1/2010969

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 115 of Block 4 on the Map of Richland Realty Company's Division "A" of record in Book 161, page 151 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

COMMENCING AT AN IRON ROD (NEW) IN THE EASTERLY R/W OF BOWLING AVENUE AND SOUTHERLY R/W OF ALLEY #1153, HAVING A NORTHING OF 657,386.22 AND AN EASTING OF 1,724,619.16 (NAD83); THENCE WITH THE SAID ALLEY NORTH 65 DEGREES 25 MINUTES 04 SECONDS EAST, 150.53 FEET TO AN IRON ROD (NEW) BEING THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, THENCE WITH THE SAID ALLEY NORTH 65 DEGREES 25 MINUTES 04 SECONDS EAST, 50.51 FEET TO AN IRON ROD (NEW) BEING THE NORTHWEST CORNER OF PARCEL 93; THENCE LEAVING THE SAID ALLEY SOUTH 23 DEGREES 27 MINUTES 26 SECONDS EAST, 190.28 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY R/W OF RICHLAND AVENUE; THENCE WITH RICHLAND AVENUE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1647.67 FEET, A CENTRAL ANGLE OF 01 DEGREES 45 MINUTES 39 SECONDS, AN ARC LENGTH OF 50.63 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 62 DEGREES 25 MINUTES 27 SECONDS WEST, 50.63 FEET TO AN IRON ROD (NEW); THENCE LEAVING RICHLAND AVENUE NORTH 23 DEGREES 27 MINUTES 26 SECONDS WEST, 192.93 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Allen D. Lentz, Trustee, with full power to grant, bargain, sell, mortgage and convey without the joinder of any beneficiary, pursuant to Trust Agreement dated July 27, 2020, by deed from Mike Ford Builders, LLC, a Tennessee limited liability company, of record as Instrument No. 20200731-0084751, dated July 30, 2020, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Wesley D. Turner, 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 August 31, 2021.

Affiant Signature

Date: 8/31/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of August, 2021.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

