This instrument was prepared by:

Benjamin Lewis, Attorney
McCarter | East PLLC
316 West Main Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 711967 **DEEDQC**
09/08/2021 02:34:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210908-0120444

ASHLIE HEATHERLY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES AUGUST 19, 2023

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 31 day of August, 2021.

Ashlie Heatherly
Notary Public
My Commission Expires: 8-19-23

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers Account Number:
Anitra Harris 327 Shoshone Place Murfreesboro, TN 37128	**Same**	**148-08-0-079.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, **Tonya Harris**, hereinafter called **Grantor**, has bargained and sold and does hereby convey, remise, release and forever Quitclaim all right, title and interest in said parcel of land unto **Anitra Harris**, hereinafter called **Grantee**, her successors, heirs and assigns. Said parcel of land located in Davidson County, Tennessee, and being described as follows, to-wit:

Being Lot No. 75 on the Plan of Oakwood Terrace, Section I, as of record in Book 4460, Page 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 60 feet on the South side of Oakwood Terrace Drive and extends back 137.73 feet on the east line and 134.55 feet on the west line to a dead line measuring 60.04 feet thereon.

Being the same property conveyed to Andrew W. Harris and wife, Mai Sue Harris, by Warranty Deed from Ralph Stevens and Melvin Jones, partners, d/b/a American Homes, dated August 27, 1973, and recorded on August 31, 1973, appearing of record in Book 4742, Page 781, in the Register's Office for Davidson County, Tennessee. Andrew W. Harris having predeceased his wife, Mai Sue Harris, on August 21, 2011, leaving her as the surviving tenant by the entirety.

The said Mai Sue Harris died intestate on July 27, 2017, and pursuant to an Affidavit of Heirship of record in Instrument No. 20180927-0095677, of the Register's Office for Davidson County, Tennessee, she was survived by her daughters, Anitra Harris and Tonya Harris, her only heirs-at-law.

THIS conveyance is made subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easement of record; (4) building restrictions; and (5) any and all other matters of public record in the Register's Office for Davidson County, Tennessee.

Preparer's Disclaimer: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties.

This is improved property known as **857 Oakwood Terrace Drive, Antioch, Tennessee 37013**.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 31st day of August, 2021.

TONYA HARRIS

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **TONYA HARRIS**, the bargainor, with whom I am personally acquainted (or who proved upon satisfactory evidence) and who acknowledged that he executed the foregoing QUITCLAIM DEED instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee this 31 day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 8 19 23

ASHLIE HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2023