Karen Johnson Davidson County
Batch# 713329 DEEDQC
09/13/2021 11:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210913-0122141

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Derek Harper Margaret Harper 911 South 12th Street Nashville, TN 37206	New Owners	094-05-0-037.00

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, **Derek Harper, a married man***, by these presents does hereby quitclaim and convey unto **Derek Harper and Margaret Harper, husband and wife,** their heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Lori Heights, Section 3 of record in Plat Book 3106, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Juan Santos and wife, Brunilda Santos by Warranty deed from Stupka, Inc of record in Instrument No. 20030205-0015938 Register's Office for Davidson County, Tennessee, dated January 31, 2003 and recorded on February 05, 2003.

Being the same property conveyed to Brunilda Santos by Quitclaim deed from Juan Santos of record in Instrument No. 20060525-0061749 Register's Office for Davidson County, Tennessee, dated May 25, 2006 and recorded on May 25, 2006.

Being the same property conveyed to Juan Santos and wife, Brunilda Santos by Quitclaim deed from Brunilda Santos of record in Instrument No. 20101203-0096639 Register's Office for Davidson County, Tennessee, dated November 22, 2010 and recorded on December 03, 2010.

Being the same property conveyed to Derek Harper, a married man by Warranty Deed from Juan Santos and wife, Brunilda Santos of record in Instrument No. 20210602-0074050 Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 2, 2021.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Being also known as 913 South 12th Street, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
28th day of ~~May~~ JUNE, 2021.

Affiant

Notary Public

My commission expires:



IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 28th day of May, 2021.

Derek Harper

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 **Derek Harper**, 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 on this the 28th day of May, 2021.

Notary Public

My Commission Expires: 3/3/25



Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 09/09/2021 (date of document).

Affiant Signature

09/09/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9th day of September, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025