Karen Johnson Davidson County
Batch# 722136 DEEDQC
09/23/2021 09:41:08 AM 1 pg
Fees: $12.00 Taxes: $0.00

20210923-0127861

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 23 day of April,2021.

Notary Public

My commission expires: 8/6/23

JESSICA EPLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR STREET, SUITE 100
MURFREESBORO, TN 37129

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The 4158 Boyd Dr Trust	**SAME**	**05905008400**
PO BOX 160071		
NASHVILLE, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **CARL A HARRIS, JR "** GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **BRANDON ADAMS, TRUSTEE OF THE 4158 BOYD DR TRUST,** called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of Buena Vista Estates, Section 3, as of record in Book 4175, Page 139, register's Office for said County, described as follows:

Beginning at a point in the East margin of Boyd Drive, common corner of Lots 40 and 41, the Southwest corner of the subject lot; thence eastwardly 150.0 feet to a monument; thence Northwardly 140.98 feet to a point in the southerly margin of Buenaview Boulevard; thence with the margin of same, westwardly 124.96 feet to a monument at the beginning of a curve to the left having a radius of 25 feet; thence around said curve, southwestwardly 39.27 feet to a point in the East margin of Boyd Drive; thence with the margin of same southwardly 116.7 feet to the point of beginning.

Being the same property conveyed to Carl A. Harris and wife, Sarah P. Harris, by Deed from Imperial Corporation, a Tennessee Corporation, dated April 13, 1971, of record in Book 4493, Page 726, Register's Office for Davidson County, Tennessee. Carl A. Harris predeceased Sarah P. Harris leaving her as surviving tenant by the entirety. Sarah P. Harris died intestate on 9/11/09 leaving Carl A. Harris, Jr. as her sole heir at law: reference made to Affidavits of Heirship of record in Instrument No. 20100115-0004045, and Instrument No. 20100115-0004046, said Register's Office.

This is **improved** property known as **4158 Boyd Drive, Nashville, TN 37218.**

WITNESS my/our hand(s) this 23 day of APRIL, 2021.

CARL A HARRIS JR

STATE OF TN
COUNTY OF RUTHERFORD

On this 23 day of APRIL, 2021 before me personally appeared **CARL A HARRIS JR** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.

Notary Public

My commission expires: 8/6/23

JESSICA EPLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires