Karen Johnson Davidson County
Batch# 728132 DEEDQC
09/30/2021 03:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210930-0131882

**PREPARED BY:**

Robert J. Hazard, Esq.
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.00.

**AFFIANT**

Subscribed and sworn to before me, this 30th day of September, 2021.

Notary Public

My Commission Expires: 3-8-25

LYNNE B. JERVIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR 8, 2025

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

## QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that **Howard Leon Harlan, III and Kathryn Kersey Harlan, husband and wife** (collectively, "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, Co-Trustees of The Harlan Family Trust, dated November 26, 2019** ("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.

851714.1/020171351

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

**WITNESS** my hand this 20th day of September, 2021.

Howard Leon Harlan, III

Kathryn Kersey Harlan

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Howard Leon Harlan, III and Kathryn Kersey Harlan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed and for the purposes therein contained.

**WITNESS** my hand and official seal this 20th day of September, 2021.

Carla Gaster

Notary Public

CARLA GASTER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires: 3-6-2024

851714.1/020171351

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 Howard Leon Harlan, III and Kathryn Kersey Harlan, husband and wife, by deed from 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, of record as Instrument No. 20210901-0118028, dated August 31, 2021, Register's Office for Davidson County, Tennessee.

**True Copy Certification**

I, Robert J. Hazard, Esq., 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 September 20, 2021.

Affiant Signature

Date: September 28, 2021

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Robert J. Hazard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

**WITNESS** my hand and official seal on this day, September 28, 2021.

Lynne B Jervis
Notary's Signature

My Commission Expires: 3-8-22

Notary's Seal

