This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Karen Johnson Davidson County
Batch# 758724 DEEDQC
11/22/2021 09:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211122-0154547

Return to: Orange Coast Lender Services, 1000 Commerce Dr, Suite 520, Pittsburgh, PA 15275

Reference Number: 716478

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Sharon D. Harris	Sharon D. Harris	164-10-0A-305-00
2909 Pinebrook Court	2909 Pinebrook Court	
Antioch, TN 37013	Antioch, TN 37013	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, SHARON D. HARRIS, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto SHARON D. HARRIS, an unmarried woman, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 2909 Pinebrook Court, Antioch, TN 37013, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 356 on the plan of Village Eight, Summerfield Subdivision, as shown on plat of record in Instrument Number 20051025-0128762, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20051025-0128762, Register's Office for Davidson County, Tennessee.

- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11588, Page 484, as amended in Book 11669, Page 376; Instrument Numbers 20010308-0021946; 20010504-0046260; 20030527-0071167; 20030527-0071168 and 20051103-0133360, Register's Office for Davidson County, Tennessee.

- Conveyance of the common area to Summerfield Homeowner's Association, Inc., of record in Instrument Number 20010514-0049520, Register's Office for Davidson County, Tennessee.

- Charter of Summerfield Homeowner's Association, Inc., of record in Book 11648, Page 660 and Instrument Number 20010326-0028531, Register's Office for Davidson County, Tennessee.

- By-Laws of record in Book 11648, Page 662, as amended in Instrument Number 20010504-0046261, Register's Office for Davidson County, Tennessee.

- Easements and Agreements of record in Book 1141, Page 327; Instrument Numbers 19991216-0303934; 20000809-0079074; 20000913-0091248; 20000913-0091247; 20000913-0091249; 20000824-0083643; 20000113-0004777; 20050208-0014855 and 20050329-0033458, Register's Office for Davidson County, Tennessee.

- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

More commonly known as: 2909 Pinebrook Court, Antioch, TN 37013

Tax ID No.: 164-10-0A-305-00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument Number 20150921-0095344, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2909 Pinebrook Court, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of September 25, 2021.

SHARON D. HARRIS

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SHARON D. HARRIS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25 day of SEPTEMBER, 2021.

Notary Public
My Commission expires:
07-09-2021

GORDON WEIGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

SHARON D. HARRIS

Subscribed and sworn to before me this 25 day of SEPTEMBER, 2021.

Notary Public
My Commission expires:
07-09-2021

GORDON WEIGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Nicole Ball, 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 09/25/2021 (date of document).

Affiant Signature

11/16/2021

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 16th day of November, 2021.

Commonwealth of Pennsylvania - Notary Seal
Kaila R. Preston, Notary Public
Allegheny County
My commission expires May 17, 2025
Commission number 1398349
Member, Pennsylvania Association of Notaries

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2025

NOTARY'S SEAL