QUITCLAIM DEED

PLEASE RETURN TO:

Karen Johnson Davidson County
Batch# 777383 DEEDQC
12/21/2021 12:43:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211221-0168543

ASHLEY BRIANNA CONOVER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Taneisha Harvey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2021.

Ashley Conover
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 03/25/2025

THIS INSTRUMENT WAS PREPARED BY
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane, Hendersonville, TN 37075

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. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Taneisha Micole Alexander Harvey and Alphonso Will Harvey	Taneisha Micole Harvey and Alphonso Will Harvey	69-83
(NAME)	(NAME)	
4011 Timothy Drive	4011 Timothy Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203372

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Taneisha M. Harvey**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Taneisha Micole Alexander Harvey and husband Alphonso Will Harvey, Jr.,** hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Tract 1

Certain real property situate in the 13th Civil District of Davidson County, Tennessee, and described as follows:

Being part of Lot No. 2 on the plan of the Lands of W.J. Drake, deceased, as of record in Minute Book J, pages 396-397 County Court for said County, described according to a survey made by Ralph W.C. Lambert, dated 05/05/1963 as follows:

Beginning at an iron pin on the easterly margin of Drakes Branch Road at the intersection of the easterly margin of said road and the northerly line of Lot No. 43 of Block DD on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said road, N 02°06'E 200.2 feet to an iron pin; thence S 85°31'E 778 feet to an iron pin; thence S 04°10'E 202.7 feet to an iron pin in the northerly line of said Fairview Subdivision; thence with same N 85°31'W 800 feet to the beginning, containing 3.62 acres, more or less.

EXCLUSION:

INCLUDED in the above described tract but specifically EXCLUDED from the conveyance is the following tract as follows, to-wit:

Being a part of Lot No. 2 on the Plan of the Lands of W.J. Drake, deceased, as of record in Minute Book J, pages 396-397, County Court for said County, described according to a survey me by Ralph W.C. Lambert, Surveyor, dated 05/05/1963 and 05/25/1964 as follows:

Beginning at an iron pin on the easterly margin of Drakes Branch Road, at the intersection of the easterly margin of said road and the northerly line of Lot No. 43 of Block DD on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54 Register's Office for said county; thence with the easterly margin of said road, N 02°06'E 200.2 feet to an iron pin; thence S 85°31'E 400 feet to an iron pin; thence S 02°06'W 201.4 feet to an iron pin in the northerly line of said Fairview Subdivision; thence with the said line, N 85°31'W 400 feet to the point of beginning, containing 1.75 acres, more or less. Said tract is not improved.

Tract 2

Certain real property situate in the 13th Civil District of Davidson County, Tennessee, and described as follows, to-wit

Being part of Lot No. 2 on the Plan of the Lands of W. J. Drake, deceased, as of record in Minute Book "J", pages 396 and 397, Davidson County Court and further described according to a survey made by Ralph W.C. Lambert, Surveyor, September 13, 1964, as follows:

Beginning at an iron pin at the southeast corner of the property conveyed to J. C. Hardin (Book 3538, page 128, RODCT); thence North 85 degrees 31' east 200 feet to an iron pin on the westerly margin of an undeveloped

street; thence with same northwardly 105 feet; thence westwardly 200 feet to said Hardin's eastern boundary line; thence southwardly 102.7 feet to the beginning.

BEING the same property conveyed to J.C. Hardin and wife, Ruth Irene Hardin by Deed from W. J. Walton and Grace Walton and filed of record in Book 3816, page 94, Register's Office for Davidson County, Tennessee. Ruth Irene Hardin having died on or about July 11, 1988 leaving J.C. Hardin as surviving tenant by the entirety. J.C. Hardin having died on or about February 13, 1989 leaving property vested in Joyce Hardin Cunningham, Patricia Hardin Whitaker and Shirley Hardin Smith as evidenced by Affidavit of Heirship of record in Book 9267, page 763, said Register's Office. Joyce Hardin Cunningham having since died on or about March 17, 2018 leaving her portion of said property vested in Dean Ray Cunningham and Pam Vick as evidenced by Affidavit of Heirship of record in Instrument No. 20210421-0053203, said Register's Office.

Being the same property conveyed to Taneisha M. Harvey by Warranty Deed from Dean Ray Cunningham dated April 23, 2020 and filed of record in Instrument No. 20210426-0054918, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 4011 Timothy Drive, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand 17th day of December, 2021.

Taneisha M. Harvey

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Taneisha M Harvey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of December, 2021.

Notary Public
My Commission Expires: 03/25/2025

ASHLEY BRIANNA CONOVER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY