Karen Johnson Davidson County
Batch# 786803 DEEDQC
01/11/2022 07:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220111-0003033

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the grantor/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
47 Investments, LLC 10617 Eagles View Dr. Knoxville, TN 37922-5142	New Owner	094-05-0-036.00 093-04-0-121.00

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 M. Harper and Margaret A. Harper, husband and wife as joint tenants**, by these presents does hereby quitclaim and convey unto **47 Investments LLC, a Tennessee Limited Liability Company**, its successors, representatives, and/or assigns, their rights, title and interest in and to the following described tract of land:

See Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 27 day of December 2021.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES 7/13/2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of this 11 day of ~~November,~~ DECEMBER 2021.

Derek M. Harper

Margaret A. Harper

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Travis

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Derek M. Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11 day of December 2021.

SIMA ASTANEH
Notary ID #126621011
My Commission Expires
September 29, 2024

My Commission Expires:

Notary Public

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Travis

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Margaret A. Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11 day of December 2021.

SIMA ASTANEH
Notary ID #126621011
My Commission Expires
September 29, 2024

My Commission Expires:

Notary Public

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EXHIBIT A

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Shelby Heights, Section 3 and part of Closed Alley Ordinance No. 096-493, of record in Plat Book 3106, Page 12, in the Register's Office for Davidson County, Tennessee to which Plan reference in hereby made for a more complete description of the property.

Being the same property conveyed to Susan R. Limor and Lynne P. Wilkinson, as Joint Tenants with the Right of Survivorship by Warranty deed from Wallace Cartwright of record in Instrument No. 20140828-0078820 Register's Office for Davidson County, Tennessee, dated August 26, 2014 and recorded on August 28, 2024.

Being the same property conveyed to Derek M. Harper and Margaret A. Harper, husband and wife, by Warranty Deed from Susan R. Limor, unmarried and Lynne P. Wilkinson, married in Instrument no. 20150617-0057888 Register's Office for Davidson County, Tennessee, dated June 15, 2015, and recorded on June 17, 2015.

This is improved property known as 911 S. 12th St., Nashville, TN 37206.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Shelby Hills of record in Plat Book 3600, Page 17, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the Easterly side of South Tenth Street and runs ack between parallel lines 205.11 to a line at the rear of which it measures 50 feet thereon.

Being the same property conveyed to Peter Hyrka, an unmarried man by Warranty deed from Ellen Spain, an unmarried woman of record in Instrument No. 20041203-0144394 Register's Office for Davidson County, Tennessee dated November 13, 2004 and recorded on December 3, 2004.

Being the same property conveyed to Derek M. Harper and Margaret A. Harper, husband and wife, by Warranty Deed from Peter Hyrka, an unmarried man in Instrument No. 20170627-0062693 Register's Office for Davidson County, Tennessee, dated June 25, 2019, and recorded on June 27, 2019.

This is improved property known as 603 S 10th Street, Nashville, TN 37206

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/03/2022 ____ (date of document).

Affiant Signature

01/03/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025