Karen Johnson Davidson County
Batch# 796262 DEEDQC
01/27/2022 11:39:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220127-0009910

EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A SEC. 67-4-409 (a)(3)

THIS INSTRUMENT PREPARED BY:
The Law Office of Nancy L. Choate PC
Nancy L. Choate, Attorney at Law
367-A North Parkway, Suite 5
Jackson, Tennessee 38305

Without Survey or Title Examination (ak/cc)
Without Serving as Closing Attorney

PROPERTY OWNER & ADDRESS:

Fiona Harlan,
Trustee of the
Harlan Family Trust
2312 Cisco Street
Nashville, TN 37204

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:

Fiona Harlan,
Trustee of the
Harlan Family Trust
1608 Tynewood Drive
Nashville, TN 37204

Map 118-02-0 Parcel 038.00 – 2312 Cisco St.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That I, FIONA HARLAN, TRUSTEE OF THE HARLAN SURVIVORS TRUST, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby convey, remise, release and forever quitclaim unto FIONA HARLAN, TRUSTEE OF THE HARLAN FAMILY TRUST, all of my right, title, one-half (1/2) interest and estate in and to the following described lot or parcel of real estate situated, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

MAP 118-02-0 PARCEL 038.00

Land in Davidson County, Tennessee, being Lot 13, David Lipscomb, as shown on Plat of record in Plat Book 547, page 145, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same real estate conveyed to FIONA HARLAN, TRUSTEE OF THE HARLAN SURVIVORS TRUST, by Quitclaim Deed of record Deed Reference #20210813-0109415, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as: 2312 Cisco Street, Nashville, TN 37204.

This transfer is by Quitclaim and Grantor makes no warranties about this title.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 26 day of January, 2022.

Notary Public

My Commission Expires: 10/23/2024

KARA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

IN WITNESS WHEREOF, WE have hereunto subscribed our names, this the 19th day of January, 2021.

Fiona Harlan Trustee

FIONA HARLAN, TRUSTEE OF THE HARLAN SURVIVORS TRUST

STATE OF TENNESSEE
COUNTY OF ~~MADISON~~ DAVIDSON

Before me, JONI MILLER, of the state and county aforesaid, personally appeared FIONA HARLAN, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be Trustee of the Harlan Survivors Trust, the within named bargainor, and that he/she as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Harlan Survivors Trust by himself/herself as Trustee.

WITNESS MY HAND and seal, at office, on this the 19th day of January, 2021.

Joni Miller

Notary Public

My Commission Expires: March 6, 2024

JONI MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY