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 Survivors Trust
1608 Tynewood Drive
Nashville, TN 37204

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

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

Map 131-13-0 Parcel #036.00 – 1608 Tynewood Drive

Karen Johnson Davidson County
Batch# 796262 **DEEDQC**
01/27/2022 11:39:06 AM 8 pgs
Fees: $42.00 Taxes: $0.00

20220127-0009911

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That I, FIONA HARLAN, TRUSTEE OF THE HARLAN FAMILY 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 SURVIVORS TRUST, all of our right, title, 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 131-13-0 PARCEL #036.00

Land in Davidson County, Tennessee, being Lot No. 264 on the Plan of Section II, Tynewood Estates, of record in Book 2900, Pages 89 and 90 Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Tynewood Drive at the corner of Lots 264 and 265; thence with the line between said lots, northerly 202 feet to a corner of lot No. 263; thence with the line between said lots Northwesterly 142.50 feet to a point in the Easterly margin of Skymont Drive; thence with the margin of the same Southwesterly 230.7 feet to the beginning of a curve; thence around said curve, Southeasterly 41.7 feet

to the Northerly margin of Tynewood Drive; thence with the margin of the same, Easterly, partly around a light curve, 285.1 feet to the point of beginning.

Being the same real estate conveyed to FIONA HARLAN, TRUSTEE OF THE HARLAN FAMILY TRUST, by Warranty Deed of record in Deed Reference 20200911-0104055, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND ALL SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS, AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

Fiona Harlan, Alexandra Broun Preston Harlan, Jonathan Niall Harlan, Georgina Gabrielle Harlan, and Aidan Brice Harlan as beneficiaries of the Harlan Family Trust join in this conveyance for the purpose of conveying any right, title and interest they may have in the real property.

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.

Kara Baker

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, 2022

Fiona Harlan Trustee
FIONA HARLAN, TRUSTEE OF THE HARLAN FAMILY 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 Family 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 Family Trust by himself/herself as Trustee.

WITNESS MY HAND and seal, at office, on this the 19th day of January, 2022

Joni Miller
Notary Public

My Commission Expires: March 6, 2024

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Fiona Harlan Trustee
FIONA HARLAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared FIONA HARLAN, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 19th day of January, 2022

Joni Miller
Notary Public

My Commission Expires: March 6, 2024

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Alexandra B. Harlan
ALEXANDRA BROUN PRESTON HARLAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared ALEXANDRA BROUN PRESTON HARLAN, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 9th day of January, 2022.

Notary Public

My Commission Expires: March 6, 2024

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

J. Niall Harlan
JONATHAN NIALL HARLAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared JONATHAN NIALL HARLAN, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 19th day of January, 2022

Joni Miller
Notary Public

My Commission Expires: March 6, 2024

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AIDAN BRICE HARLAN

STATE OF _____
COUNTY OF _____

Before me, personally appeared AIDAN BRICE HARLAN, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 23 day of DECEMBER, 2021.

Notary Public

My Commission Expires: 20230315

Georgina Gabrielle Harlan
GEORGINA GABRIELLE HARLAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared GEORGINA GABRIELLE HARLAN, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 19th day of January, 2022.

Notary Public

My Commission Expires: March 6, 2024

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY