Name and Address of New Owner:
Frank A. Harris
110 Mount Vernon Drive
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 840356 DEEDQC
04/18/2022 09:46:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220418-0043982

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 044-14-0-048.00 &
044-10-0-020.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jonathan Harris, a married man,** "the Grantor," conveys and quitclaims unto **Frank A. Harris, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 92, on the plan of Section 1, Rolling Green Subdivision, as shown on plat of record in Plan Book 1424, pages 75 and 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby for a more particular description of said property.

That portion of Donelson Avenue extending from Fowler Street westwardly to the easterly margin of the Tennessee Central Railway which is now closed, vacated and abandoned.

Being the same property conveyed to Jonathan Harris by Quitclaim Deed from Frank Harris, dated September 21, 2015, and recorded on September 30, 2015, of record in Instrument No. 20150930-0099452, in the Register's Office for Davidson County, Tennessee. A Scrivener's Affidavit dated January 12, 2016, was recorded January 15, 2016, of record in Instrument No. 20160115-0004350, Register's Office for Davidson County, Tennessee.

Being also known as 700 Fowler Street, Old Hickory, TN 37138.

This property is not now, nor has it ever been, the primary residence of the Grantor herein.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 92-A, on the Map of Section I, Rolling Green Subdivision, as shown on plat of record in Plan Book 1424, pages 75 and 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Said Lot 92-A is described as BEGINNING at a point in the northerly margin of an off-set Donelson Avenue in the east margin of Tennessee Central Railroad right-of-way; thence easterly along said off-set 78 feet to a point; thence southerly 25 feet to the north margin of Donelson Avenue; thence easterly with said Avenue, 140 feet to a point at the beginning of a curve; thence around said curve in a northerly direction 45.3 feet to a point in the westerly margin of Fowler Street; thence with said Street along a curve in a northwesterly direction 274.4 feet to a point, and continuing with said Street in northwesterly direction 169 feet to a point marked "Tract Boundary": thence along the tract boundary South 40 deg. 50 min. West 74.6 feet to the right-of-way of the Railroad; thence southerly along said right-of-way 296.5 feet to the point of beginning.

Being the same proeprty conveyed to Jonathan Harris by Quitclaim Deed from EL ROI, LLC, dated September 24, 2015 and recorded on September 30, 2015, of record in Instrument No. 20150930-0099451, in the Register's Office for Davidson County, Tennessee.

Being also known as 0 Fowler Street, Old Hickory, TN 37138

This property is not now, nor has it ever been, the primary residence of the Grantor herein.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 15th day of April, 2022.

Jonathan A. Harris (SEAL)
Jonathan Harris
A. D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of April, 2022, before me personally appeared **Jonathan A. Harris**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of April, 2022.

Sandy Balent
Notary Signature
My commission expires: 10-23-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda Taylor
(Affiant)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15 day of April, 2022.

Sandy Balent
Notary Signature
My commission expires: 10-23-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY