Name and Address of New Owner:
The Frank and Violette Harris Revocable Living Trust
110 Mount Vernon Drive
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 846187 DEEDQC
04/27/2022 09:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220427-0048418

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

Map & Parcel No: 43-14-28

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, **Frank A. Harris and wife, Violette Darlyn Harris,** "the Grantors," convey and quitclaim unto **Frank Allan Harris and Violette Darlyn Harris, Co-Trustees, or their successors in Trust, under The Frank and Violette Harris Revocable Living Trust,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by J. E. Bell, Surveyor, dated April 20, 1965, as follows
>
> Beginning at a point in the northerly margin of Old Hickory Blvd., and running thence with the northerly margin of said Boulevard, Northerly 88° 32' East 200 feet to a point, corner of Lot No. 1, on the Plan of Anderson Estates of record in Book 1130, page 37, Register's Office for Davidson County; thence with the westerly boundary line of said Lot No. 1, North 2° East 196 feet more or less to a point in the margin of the state right-of-way taken by condemnation, thence south 88° East along said right-of-way 200 feet more or less to a point; thence South 2° West 178 feet more or less to a point in the northerly margin of Old Hickory Boulevard, being the point of beginning.
>
> Being the same property conveyed to Frank A. Harris and wife, Violette Darlyn Harris, by Warranty Deed from E.C. Chance and wife, Malinda E. Chance, dated June 10, 1971, and recorded on June 14, 1971, in Book 4510, Page 814, Register's Office for Davidson County, Tennessee. (Value or consideration in aforementioned deed $29,000.00.)
>
> Being also known as 809 Old Hickory Boulevard, Madison, Tennessee 37115.

Grantors covenant 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).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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.

202204270048418

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 19th day of April, 2022.

Frank A. Harris (SEAL)
Frank A. Harris

Violette Darlyn Harris (SEAL)
Violette Darlyn Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2022, before me personally appeared **Frank A. Harris and Violette Darlyn 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 19th day of April, 2022.

Notary Signature
My commission expires: 5-5-2025

SARAH LILLE
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.

(Affiant)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of April, 2022.

Notary Signature
My commission expires: 5-5-2025

SARAH LILLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202204270048418

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4/19/2022.

Affiant Signature

4/19/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 19th day of April, 2022.

Notary Signature

My Commission Expires: 11/8/22

