Karen Johnson Davidson County
Batch# 881748 DEEDQC
06/30/2022 10:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220630-0075960

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. M. J. Harris, Jr. Affiant Subscribed and sworn to before me, this 18th day of May, 2022. Notary Public My Commission Expires: _____

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Melvin Taylor Harris, Jr., and/or Mary Ann Miller Harris, Trustees 916 Westview Avenue Nashville, Tennessee 37205	SAME	130 11 0 021.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Melvin Taylor Harris, Jr., and wife, Mary Ann Miller Harris**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust

established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Melvin Taylor Harris, Jr., and/or Mary Ann Miller Harris, Trustees of the Mary Ann & Melvin Harris, Jr. Living Trust, established by the Revocable Trust Agreement of Melvin Taylor Harris, Jr., and Mary Ann Miller Harris dated November 29, 2021**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 18th day of May, 2022.

Melvin Taylor Harris, Jr.

Melvin Taylor Harris, Jr.

Mary Ann Miller Harris

Mary Ann Miller Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melvin Taylor Harris, Jr., and Mary Ann Miller Harris, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of May, 2022.

My Commission Expires: _____

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

H R Mobley

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of Revised Plat of the New Golf Club Subdivision, of record in Book 421, Page 185, Register's Office for said County.

Said Lot No. 39 fronts 179.7 feet on the Easterly margin of Westview Avenue (formerly Highland Avenue) and extends back 265 feet along the Southerly margin of Forsythe Place which is the Northerly line of the within described lot and 250 feet on the Southerly line to a dead line in the rear, measuring 90 feet more or less thereon.

Being the same property conveyed to M. Taylor Harris and Mary Ann Harris, husband and wife, by deed from Darwin C. Pankey and Sandra L. Pankey, husband and wife, of record as Instrument No. 20170315-0025429, Register's Office for Davidson County, Tennessee.

Melvin Taylor Harris, Jr., and M. Taylor Harris are one and the same person. Mary Ann Miller Harris and Mary Ann Harris are one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Current year's State and County taxes which have been assumed by the Grantees.

City of Belle Meade taxes for the year 2022 and thereafter, for tax parcel identification number 130-11-0-021.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAT OF THE NEW GOLF CLUB SUBDIVISION, as recorded in Plat Book 421, Page(s) 185.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property known as 916 Westview Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 May 18, 2022.

06-30-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of June, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

