Karen Johnson Davidson County
Batch# 971514 DEEDQC
02/16/2023 01:19:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230216-0011369

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
PONNIE ROCHELLE HARRIS REVOCABLE LIVING TRUST dated January 27th, 2023
PONNIE ROCHELLE HARRIS, Trustee
607 Kinsey Boulevard
Madison, Tennessee 37115

SEND TAX BILL TO:
Same

MAP/PARCEL:
052 03 0 098.00

TRUSTEES'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

PONNIE ROCHELLE HARRIS, a single person, Mr. Joe Lee Harris having passed on June 28th, 1990, in connection with the administration of her revocable living trust, as trustee, now conveys, releases and forever quitclaims from herself, as an individual, to the PONNIE ROCHELLE HARRIS REVOCABLE LIVING TRUST dated January 27th, 2023 all her right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

BEING Lot No. 13, Block "B", Plan of Homeacres, not of record, as described in Deed Book 5413, Page 57, Register's Office, Davidson County, Tennessee; and further described according to a survey by John Kohl, dated May 21, 1981, as follows;

SAID Lot No. 13 fronts 100 feet on the easterly margin of Kinsey Blvd. and runs back 252.9 feet on the northerly line and 255.3 feet on the southerly line to a dead line in the rear whereon it measures 100 feet.

BEING the same property conveyed to Joe Lee Harris et ux Ponnie R. Harris, as tenants by the entirety, by deed from Samuel Silva et ux Judy C. Silva of record in Book 5759 Page 640, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5413, Page 57, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

I, the above listed grantor, conveys my interest in the real property to the PONNIE ROCHELLE HARRIS REVOCABLE LIVING TRUST dated January 27th, 2023.

The property is commonly known as 607 Kinsey Boulevard, Madison, Tennessee 37115.

Ponnie Harris
PONNIE ROCHELLE HARRIS

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 27th day of January 2023.

NOTARY PUBLIC

My commission expires: JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the PONNIE ROCHELLE HARRIS REVOCABLE LIVING TRUST dated January 27th, 2023.

Ponnie Harris
PONNIE ROCHELLE HARRIS

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 27th day of January 2023.

NOTARY PUBLIC

My commission expires: JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.