Karen Johnson Davidson County
Batch# 992364 DEEDQC
04/14/2023 02:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230414-0027591

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 14 day of April, 2023. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Patrick Harris 1151 Ardee Avenue Nashville, TN 37216	New Owner	Map and Parcel No.: 61-15-83

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jessica Louise Bell, a single woman, and William Patrick Harris, a single man, as joint tenants with the rights of survivorship (collectively "Grantors") do hereby quitclaim, transfer and convey unto William Patrick Harris, this heirs and assigns, all of their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1151 Ardee Avenue, Nashville, TN 37216.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of April, 2023.

Jessica Louise Bell

William Patrick Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jessica Louise Bell and William Patrick Harris, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of April, 2023.

Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Exhibit "A"

Land in Davidson County, Tennessee, being Lot 24, Block C, Sunnymeade, as shown on Plat of record in Plat Book 974, Pages 56-57, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jessica Louise Bell, a single woman, and William Patrick Harris, a single man, as joint tenants with the rights of survivorship, by deed from Jeffrey Bertrand and Myka Bertrand, husband and wife, of record in Instrument No. 20200911-0103668, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/14/23 (date of document).

Affiant Signature

4/14/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of April, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY