Karen Johnson Davidson County
Batch# 995385 DEEDQC
04/24/2023 11 25 53 AM 3 pgs
Fees $18 00 Taxes $288 60
20230424-0029942

THIS INSTRUMENT PREPARED BY: **Alexander J. Starr, atty.** **The Law Office of Laurie Y. Young** **119 North Maple Street** **Murfreesboro, Tennessee 37130** **(615) 890-3656**	STATE OF TENNESSEE) COUNTY OF _____) The actual consideration for this transfer is $78,000 00. Affiant Subscribed and sworn to before me, this 15th day of December, 2022. Notary Public My Commission Expires 5-9-2026

JULIA ANN PAYNE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Carol Marie Harris 411 Huntington Ridge Drive Nashville, Tennessee 37211	SAME	161 11 0A 069.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kimberly Ann Harris Walker**, hereinafter called the Grantor, for the purpose of vesting fee simple title in the grantee, hereby remises, releases and quitclaims all of the Grantor's right, title and interest, consisting of a one-half (50%) tenant-in-common 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 **Carol Marie Harris**, and to her heirs 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 my hand this 15th day of December, 2022.

Kimberly Ann Harris Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Ann Harris Walker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS my hand and seal, at office, this 15th day of December, 2022

My Commission Expires 5-9-2026

JULIA ANN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, described as follows, to wit:

Being Unit No. 69, on the Plan of Huntington Ridge Townhouses of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description of said Lot.

Being the same property conveyed to Kimberly Walker and Carol Marie Harris by deed from Kimberly Walker, duly appointed Executor of the Estate of Nancy G. Harris, of record as Instrument No. 20200806-0087324, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the current and subsequent years' State and County taxes, which have been assumed by the Grantee.

Kimberly Ann Harris Walker and Kimberly Walker are one and the same person.

This is improved property known as 411 Huntington Ridge Drive, Nashville, Tennessee 37211.