THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2023-0426	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 1st day of JUNE 20 23. *Notary Public* *My commission expires:* 1-26-2026

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2026

Name and Address of New Owner: Joshua Larkin 11 Burton Hills Blvd. Apt. N108 Nashville, TN 37215	Karen Johnson Davidson County Batch# 1009799 DEEDQC 06/01/2023 08:46:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20230601-0041201
Send Tax Bills To: Owner	
Street Address of Subject Property: 4608, 4610 Granny White Pike Nashville, TN, 37220	**Parcel ID:** 131 11 0 086.00

QUITCLAIM DEED
WITH RETAINED LIFE ESTATE

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Deborah Jane Shelton Harris**, hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Joshua Larkin, unmarried** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, Subject to Life Estate retained by **Grantor, Deborah Jane Shelton Harris.** Said life estate provides her with the right to reside at subject property for the remainder of her life. The property is described as follows:

Land in Davidson County, Tennessee, being Lot 2 on the final Plat of the Derryberry Property of record as Instrument No. 200112060134231, Register's Office for Davidson County, Tennessee, consisting of 2.54 acres, more or less and fronting on Granny White Pike, being a portion of the property described below:

Tract 1
Land in Davidson County, Tennessee, being the northerly 170 feet of Lot No. 2 on the Plan of

subdivision of the T.T. Jenkins Home Place, as of record in Book 547, Page 20, Register's Office for said County.

Said part of Lot No. 2 fronts 170 feet on the easterly side of Granny White Pike and extends back 516 feet on the north line and 549 feet on the south line to the westerly line of Lot No. 5 measuring 170 feet thereon.

Tract 2
Land in Davidson County, Tennessee, being the western part of the southerly 183 feet of Lot No. 2 on the plat of the subdivision of J.T. Jenkins Home Place as of record in Book 547, Page 20, Register's Office for said County.

Said part of Lot No. 2 fronts 183 feet on the easterly side of Granny White Pike and runs back from the center of Granny White Pike 406 feet on the southerly line and 370 feet on the northerly line to a dead line measuring 180 feet, more or less.

Being the same property conveyed to Deborah Jane Shelton Harris by Quitclaim Deed from Tom Brooks Harris, Ill, dated November 18, 2004, and being placed of record as Instrument No. 20041130-0142225, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah Jane Shelton Harris, unmarried, by quitclaim deed of Tom B. Harris, III, unmarried of record in Instrument #20210428-0056888, Register's Office, Davidson County, TN dated April 28, 2021, recorded April 28, 2021. PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered on April 28, 2021, in the Third Circuit Court for Davidson County, Tennessee, in the case of Deborah Jane Shelton Harris v. Tom Brooks Harris Ill, Docket Number 21D85.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

WITNESS my hand this 1st day of JUNE, 2023

Deborah Jane Shelton Harris
Grantor – Deborah Jane Shelton Harris

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Deborah Jane Shelton Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 1ST day of JUNE, 2023.

NOTARY PUBLIC

My commission expires: 1·26·25

JAMES K STERLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

True Copy Certification

I, Yvette Meldrum, 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 JUNE 1, 2023.

Affiant Signature

JUNE 1, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1ST day of JUNE 2023.

Notary's Signature

MY COMMISSION EXPIRES: 1·26·25

JAMES K STERLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025