Karen Johnson Davidson County
Batch# 1031661 DEEDQC
07/27/2023 02:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230727-0058053

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Wanda Gail Harlan
AFFIANT

ROBERT J. HAZARD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2025

Subscribed and sworn to before me on this day, July 27, 2023.

Notary Public

My Commission Expires: _____

New Owner Address:
Wanda Gail Harlan, Trustee
6589 Jocelyn Hollow Rd
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
26-13-42 G0-9179

QUITCLAIM DEED

Wanda G. Harlan ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Wanda Gail Harlan, Trustee of the Harlan Family Trust, dated July 27, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 27, 2023**.

Wanda G. Harlan

Wanda G. Harlan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Wanda G. Harlan**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 27, 2023.

Notary Public

My Commission Expires:

ROBERT J. HAZARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2026

EXHIBIT A

TRACT I:
LAND in Davidson County, Tennessee, being Lot No. 42 on the Map of Echo Meadows, as of record in Book 2331, page 64, Register's Office for said County, described as follows:

BEGINNING at a point in the southeasterly margin of Wren Road, common corner of Lots Nos. 42 and 43; thence with the line between said two lots, southeasterly 200 feet to the common corner of Lots Nos. 42, 43 and 58; thence with the line between Lot Nos. easterly 171.0 feet to a point in the northeasterly margin of Meadow Lark Lane; thence with said Lane northwesterly 125 feet to a point; thence around a curve northeasterly to a point in the southeasterly margin of Wren Road; thence with said Road northeastwardly 125 feet to the point of beginning.

INCLUDED in the above description, but EXPRESSLY EXCLUDED therefrom is that portion of the property conveyed to the City of Goodlettsville, by deed from John D. Black and wife, Peggy J. Black of record in Book 5324, Page 568, Register's Office for Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being a part of Lot No. 42 on the Plan of Echo Meadows, as of record in Book 2331, Page 64, Register's Office for said County, described as Tract #5, according to a survey by Ragan-Smith & Associates, Inc., dated May 3, 1978, and revised May 26, 1978, and more fully described as follows:

SAID Tract #5 begins at the southerly end of the southeasterly return curve at Wren Road and Meadow Lark Lane and runs thence northerly and easterly with a 25 foot radius curve to the right, a distance of 39.27 feet to a point; thence North 67° 11' 25" East, a distance of 2.59 feet to a point: thence southerly with a 572.92 foot radius curve to the left, a distance of 128.61 feet to a point: thence northerly with a 570.61 foot radius curve to the left a distance of 99.07 feet to the point of beginning, and containing 1010 square feet or 0.023 acres, more or less.

TRACT II:
LAND in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 42 on the Plan of Echo Meadows, of record in Book 2331, Page 64, Register's Office for Davidson County, Tennessee; thence South 67° 11' 25" West a distance of 122.42 feet to a point; thence northerly with a curve to the right with a radius of 572.92 feet, a distance of 1.13 feet to a point: thence with a curve to the right with a radius of 25 feet, a distance of 36.84 feet to a point; thence with a curve to the left with a radius of 291.07 feet, a distance of 92.83 feet to the point of beginning, and containing 0.019 acres, more or less, as described according to a survey by Ragan-Smith & Associates, Inc., dated May 3, 1978.

Being the same property conveyed to Jerry C. Harlan and wife, Wanda G. Harlan, from Glenn F. Nabors and wife, Nancy A. Nabors, by deed of record in Book 7987, Page 649, Register's Office for Davidson County, Tennessee. Jerry C. Harlan having subsequently died on January 3, 2022, and Wanda G. Harlan having become sole owner by rights of survivorship.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 808 Wren Rd, Goodlettsville, TN 37072.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 July 27, 2023.

Affiant Signature

7/27/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 27, 2023.

Carter Moore
Notary Public

My Commission Expires: 1/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY