Karen Johnson Davidson County
Batch# 1031663 DEEDQC
07/27/2023 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230727-0058055

PREPARED BY:

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

Actual consideration for this transfer is -$0-.

Wanda Gail Harlan
AFFIANT

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

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

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:
115110013.00

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 County, 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

Being Lot No. 315 on the Plan of West Meade Farms, Inc., Section L as of record in Book 2133, Page 53, Register's Office of Davidson County, Tennessee.

Beginning at a point on the westerly margin of Brook Hollow Road, the northeast corner of Lot 315; thence with the margin of said road, southerly 120 feet to the beginning of a curve; thence along said curve, southwesterly 39.3 feet to a point on the north margin of Bownlee Drive; thence with the margin of said drive, westwardly 291.1 feet to a point; thence north 4 degrees 42' east 145 feet to a point; thence south 85 degrees 15' east 316.1 feet to the point of beginning.

Being the same property conveyed to Jerry C. Harlan and wife, Wanda G. Harlan, from Scott Rudolph and Cherie Rudolph, husband and wife, by deed of record in Instrument No. 20130710-0071489 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 629 Brook Hollow, Nashville, TN 37205.

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: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY