Karen Johnson Davidson County
Batch# 1031700 DEEDQC
07/27/2023 03:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230727-0058112

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

Subscribed and sworn to before me 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

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

Send Tax Bills To:
Same

Map-Parcel Number:
Tract I: 042-0800-002.00
Tract II: 042-0800-003.00

QUITCLAIM DEED

Wanda 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 Harlan

Wanda 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 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:
A tract of land in the 11'", formerly the 19th Civil District of Davidson County, Tennessee, on the west side of Gallatin Pike, near Madison Station, and being part of Lot Nos. 15 and 14 in the Madison Annex Subdivision, of record in Book 843, page 32, Register's Office for said County, and more particularly described as follows:

Beginning in the northerly margin of a 40 foot street at the southeast corner of a tract of land formerly owned by F. B. Louthan and wife, thence easterly with the northerly margin of said street 150 feet to a stake; thence North 2 deg. East 474 feet to a stake; thence westerly with the southerly margin of said street 150 feet to the northeast corner of the land formerly owned by Louthan; thence South 2 deg. West, with said Loughan easterly line, 473 feet to the point of beginning.

TRACT II:
Land in Davidson County, Tennessee, being 15 feet on the front and 16 feet on the rear of the easterly part of Lot No. 13 on the Map of Madison Annex Subdivision, as of record in Book 843, page 32, Register's Office for said County, and more particularly described as follows:

Beginning on a stake in the north margin of a 40 foot street, which is the southwest corner of the said Capps tract of land; thence in a northerly direction 474.4 feet to a stake in the south margin of Amqui Street at the northwest corner of the said Capps tract of land; thence along the southerly margin of said Amqui Street and in an easterly direction 16 feet to a point; thence in a southerly direction 474.4 feet to a point in the north margin of said 40 foot street; thence along said north margin of said 40 foot street and in a westerly direction 15 feet to the point of beginning.

Being the same property conveyed to Jerry Harlan and wife, Wanda Harlan, From Scott E. Rudolph and wife, Cherie H. Rudolph, d/b/a Rudolph's Rental, by deed of record in Instrument No. 20020412-0045527, Register's Office for Davidson County, Tennessee. Jerry Harlan having subsequently died on January 3, 2022, and Wanda 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 208 and 210 Nesbitt Lane, Madison, TN 37115.

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