Karen Johnson Davidson County
Batch# 1075501 DEEDQC
11/28/2023 08:06:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231128-0091587

PREPARED BY:
Daniel L. Wischhof, Attorney
124 Long Hollow Pike,
Goodlettsville, TN 37072

This document prepared from information furnished by the parties and no title search was performed.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 1st DAY OF ~~AUGUST~~ Sept. 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/26/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER:
Lynn M. Harnen
2014 Sweetbriar Ave
Nashville, TN 37067

SEND TAX BILLS TO:
Cardinal Financial Co.
3701 Arco Corporate Dr, Ste 200
Charlotte, NC 28273

TAX MAP/PARCEL NO:
104 15 0 44200

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **LONG DOG ASSOCIATES, LLC** by these presents quitclaims and conveys unto **LYNN M. HARNEN** all of its right, title and interest in and to the following described parcel of land in **Davidson County, Tennessee**, to-wit:

> Being Lot No. 2 on the Plan of Sweetbriar Place of record in Plat Book 4860, Page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James T. Harnen, Jr. and Lynn M. Harnen, Husband and Wife, by Warranty Deed from Dalon K. Berry and wife Michelle L. Berry, of record as Instrument 20180814-0080131, said Register's Office, and subsequently conveyed to Long Dog Associates, LLC by Quitclaim deed from James T. Harnen, Jr. and Lynn M. Harnen, husband and wife, dated October 31, 2018 and filed in Instrument Number 20181126-0115048, said Register's Office.
>
> James T. Harnen, Jr, and Lynn M. Harnen are all the members of Long Dog Associates, LLC.
>
> THIS IS IMPROVED PROPERTY KNOWN AS: **2014 Sweetbriar Avenue, Nashville, TN 37212**

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

This conveyance is subject to taxes for the year 2022 and subsequent years.

Witness our hands on dates as indicated.

LONG DOG ASSOCIATES, LLC

JAMES T. HARNEN, JR., MEMBER

LYNN M. HARNEN, MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **JAMES T. HARNEN, JR,** whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of **LONG DOG ASSOCIATES, LLC**, the within named bargainor, a Tennessee limited liability company, and that as such Member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Member of said **LONG DOG ASSOCIATES, LLC**.

Witness my hand and official seal, this the 1 day of September, 2022.

Commission Expires 7/6/2026 Notary Public

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **LYNN M. HARNEN,** whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Member (or other officer authorized to execute the instrument) of **LONG DOG ASSOCIATES, LLC**, the within named bargainor, a Tennessee limited liability company, and that as such Member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Member of said **LONG DOG ASSOCIATES, LLC**.

Witness my hand and official seal, this the 1st day of September, 2022.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires 7/6/2026 Notary Public

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 1st day of Sept 2022.

Date: 11-27-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 27th day of NOVEMBER 2023.

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires 7/9/2024 Theresa C. Richardson