Karen Johnson Davidson County
Batch# 1077206 DEEDQC
12/01/2023 01:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231201-0092914

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, December 1, 2023.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

New Owner Address:
Kharis Trust
6732 Autumn Oaks Drive
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
181-1 0-0A-030.00-CO

QUITCLAIM DEED

Esther Ampofo ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Kharis Trust**, dated December 1, 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, **December 1, 2023**.

Esther Ampofo

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Esther Ampofo**, 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, December 1, 2023.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Section One, Autumn Oaks, R-20 Residential P.U.D. of record in Plat Book 9700, Page (s) 913 and 914, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Esther Ampofo, unmarried, from Anthony Wayne Ellis, married, by deed of record in Instrument No. 20161209-0129562, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 6732 Autumn Oaks Drive, Brentwood, TN 37027.

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 December 1, 2023.

Affiant Signature

12/1/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day, December 1, 2023.

Notary Public

My Commission Expires: _____

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026