Karen Johnson Davidson County
Batch# 1081224 DEEDQC
12/12/2023 11:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231212-0095697

NEW OWNER:

Hannah Jane Harrison Revocable Trust
Hannah Jane Harrison, Trustee
608 Ward Circle
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

Map & Parcel: 064.00-3-C-3-CO

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **HANNAH JANE HARRISON,** hereinafter called the Grantor, has quitclaimed to the **THE HANNAH JANE HARRISON REVOCABLE TRUST UTA dated September 14, 2023, Hannah Jane Harrison, Trustee,** hereinafter called the Grantee, all of her interest to its heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 302 on the Revised Plat of Brandywine Pointe, Phase One, Section 2, of record in Plat Book 7900, Page 172, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Hannah Jane Harrison by Warranty Deed, dated May 28, 2021, of record as Instrument 20210823-0113462, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 608 Ward Circle, Old Hickory, TN 37138.

WITNESS SIGNATURE(S) this 5th day of Dec, 2023.

HANNAH JANE HARRISON

STATE OF MN
COUNTY OF Olmsted

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Hannah Jane Harrison,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 5 day of Dec, 2023.

ALEXANDER P STRUCKMANN
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2026

Notary Public

My commission expires: Jan 31, 2026

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 11th day of December, 2023.

Notary Public

My commission expires:

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 12/11/23.

Date

Celia Stewart-Rouse

Affiant Signature

12/11/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 11th day of December, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY