THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

Karen Johnson Davidson County
Batch # 1081726 DEEDQC
12/14/2023 09:52:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231214-0096449

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 13th day of December, 2023.

Notary Public

My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Marianne Wilson Harris and Allen Chadwick Harris 1225 Davidson Rd Nashville, TN 37025	New Owner	Map and Parcel No.: 081-11-0-350.00 081-11-0-351.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Harris Properties LLC,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Marianne Wilson Harris and Allen Chadwick Harris, wife and husband,** their heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract 1:
Land in Davidson County, Tennessee, being part of Lot No. 287 on the Map of McGavock's Addition, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee and more particularly described as follows:

BEGINNING at a fence post in the West margin of 14th Avenue North, 41 1/2 feet North of the corner of Lots 286 and 287; being the northeast corner of the R. E. Shaub property; thence along their North line, South 52 degrees 30 minutes West, 170 feet to the East margin of an alley at a fence post; thence with the margin of said alley, North 37 degrees 30 minutes West, 24.5 feet to a corner of the Kennedy Lot; thence with Kennedy's line, North 52 degrees 30 minutes East, 100.5 feet to an iron pin; thence North 37 degrees 30 minutes West, 17 feet to an iron pin; thence North 52 degrees 30 minutes parallel to the line between Lots 287 and 288, East 69.5 feet to an iron pin in the West margin of 14th Avenue North; thence with the margin of the same, South 37 degrees 30 minutes East, 41 1/2 feet to the point of beginning.

Tract 2:
Land in Davidson County, Tennessee, being part of Lot. No. 287 on the Map of D.I. McGavock's Addition to Nashville, a plat of which is of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

BEGINNING at a stake in the westerly margin of 14th Avenue North, said stake being the common corner of Lots No. 287-288. Running thence with the westerly margin of 14th Avenue North, S. 37 degrees 30 min. E 17 feet to an iron pin; thence S. 52 degrees 30 min. W. 69.5 feet to an iron pin; thence S. 37 degrees 30 min. E. 17 feet to an iron pin; thence S. 52 degrees 30 min. W. 100.5 feet to an iron pin in the easterly margin of an 18 foot alley; running thence with the easterly margin of said alley N. 37 degree 30 min. W. 34 feet to a fence post. Said fence post being the

common corner of Lots No. 287-288. Running with the line of Lots 287-288 170 feet to the point of Beginning.

Being the same property conveyed to Harris Properties LLC, A TN LLC by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, dated October 28, 2020 and recorded on November 9, 2020 in Instrument No. 20201109-0130900, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **1737 and 1739 14th Ave N, Nashville, TN 37208.**

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of December, 2023.

Harris Properties, LLC

Member

By: **Allen Chadwick Harris, authorized member**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **Allen Chadwick Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized member (or other officer authorized to execute the instrument) of **Harris Properties, LLC**, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at Office, this 13 day of December, 2023.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____