Karen Johnson Davidson County
Batch # 1082558 DEEDQC
12/15/2023 11:06:16 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231215-0096894

THIS INSTRUMENT PREPARED BY:
Fred Russell Harwell, Esq.
Adams and Reese LLP
1600 West End Avenue, Suite 1400
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:

John M. Houghland III
312 Harpeth View Circle
Nashville, TN 37221

SEND TAX BILL TO:

John M. Houghland III
912 Old Hickory Boulevard
Brentwood, TN 37027

TAX PARCEL ID:

Map 156-01-B
Parcel 23.00Co

QUITCLAIM DEED

WHEREAS, by Warranty Deed dated July 28, 2011, of record in Instrument 20110729-0058185, Register's Office for Davidson County, Tennessee, Jimmy Sparkman and Sandra Faye Sparkman, as grantors, transferred and conveyed to John M. Houghland II and John M. Houghland III, as grantees, certain real property located in Davidson County, Tennessee (the "Property"); and

WHEREAS, the parties now desire to own the Property as joint tenants with the right of survivorship.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOHN M. HOUGHLAND II and JOHN M. HOUGHLAND III** (the "Grantor"), do hereby quitclaim unto **JOHN M. HOUGHLAND II and JOHN M. HOUGHLAND III, as joint tenants with the right of survivorship** (the "Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Harpeth View Subdivision, as of record in Book 6900, page 319, amended in Book 9242, page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to John M. Houghland II and John M. Houghland III by Warranty Deed from Jimmy Sparkman and Sandra Faye Sparkman, husband and wife of record in Instrument 20110729-0058185, Register's Office for Davidson County, Tennessee, dated July 28, 2011.

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

This is improved property located at 312 Harpeth View Circle, Nashville, Davidson County, Tennessee 37221.

8th **IN WITNESS WHEREOF**, Grantor has caused this instrument to be executed as of the _____ day of December, 2023.

GRANTOR:

JOHN M. HOUGHLAND II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN M. HOUGHLAND II**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

8th WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this _____ day of December, 2023.

KRISTIE KING SOCHOVKA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5-5-2025

87245302.1

GRANTOR:

JOHN M. HOUGHLAND III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN M. HOUGHLAND III**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 8 day of December, 2023.

Notary Public

My Commission Expires: 5-5-25

KRISTIE KING SOCHOVKA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

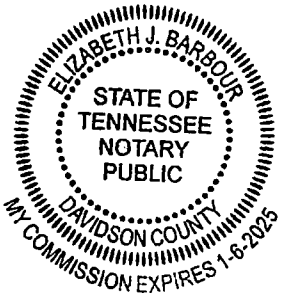
The actual consideration for this transfer is $0.00.

Fred Russell Harrell
AFFIANT

Subscribed and sworn to before me this
8th day of December, 2023.

Elizabeth J. Barbour
NOTARY PUBLIC

My Commission Expires: 1/6/2025



87245302.1