Karen Johnson
Batch # 1083579
12/19/2023 11:04:52 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20231219-0097701

This instrument was prepared by:
Kirk A. Harnack
1203 Saxon Dr.
Nashville, TN 37215

Once recorded, return to:
Kirk Harnack and Carmela Flores de Harnack
1203 Saxon Dr.
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
[signature], Affiant
Subscribed and sworn before me this the
19 Day of December, 2023.
Julia Rivera, Deputy Register
This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero US Dollars ($ 0.00) in hand, paid to Kirk Anders Harnack, a married individual with an address of 1203 Saxon Dr., Nashville, TN 37213 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Kirk Anders Harnack and Carmela Flores de Harnack, a married couple with an address of 1203 Saxon Dr., Nashville, TN 37215 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 14507002500

The property identified herein ☑ is **-OR-** ☐ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Kirk Harnack

Address: 1203 Saxon Dr., Nashville, TN 37215

~~**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.~~ K.A.H.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Kirk Anders Harnack Date: 12-18-23

Printed Name: Kirk Anders Harnack

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: ~~A C CARR~~ Date: 12-18-2023

Printed Name: GABRIELA CARR

2nd Witness Signature: J Dobbins Date: 12/18/2023

Printed Name: Teresa Dobbins

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On December 18, 2023 before me, Laura Dye ,
personally appeared Kirk Anders Harnack ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Laura Dye

Printed Name Laura Dye

My Commission Expires 3-25-25



EXHIBIT A

Legal description of the real property being conveyed by this instrument.

5045 Granny White Pike Nashville, TN 37220 LOT 4, HILLMONT ESTATES, SEC. 1 Being Lot No 4 on the Plan of Hillmont Estates, Section 1, as of Record in Book No 3700, Page 100 of Register's Office for Davidson County, Tennessee. Said Lot No 4 fronts 175 feet on the westerly side of Granny White Pike and extends back 450 feet on the southerly line and 374 feet on the northerly line to a dead line measuring 185 feet thereon.

SOURCE OF TITLE: 20211022-0142242