Karen Johnson
Batch # 1090018
01/09/2024 02:28:44 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240109-0001940

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

John D. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 2023.

Gina E Montague
Notary Public

GINA E. MONTAGUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

My Commission Expires: 10-4-2027

Reserved for Register of Deeds

This document was prepared by: Bill F. Hyde, BPR #035709
4050 Kings Camp Pass
Arrington, Tennessee 37014
615.509.4434
Bill@HLLaw.net

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel Information:**
Benjamin Harris and Savannah Turner 905 Bryan Street Old Hickory, TN 37138	Benjamin Harris and Savannah Turner 905 Bryan Street Old Hickory, TN 37138	044-15-0-082.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of No Dollars and no cents ($0.00) paid by the hereinafter named Grantees and for other good and valuable consideration, the receipt all of which is hereby acknowledged, ARY CLIFTON HARRIS, JR., a married man, hereinafter called the Grantor, does hereby grant, transfer, remise, release, and forever quitclaim and convey unto BENJAMIN GARY HARRIS and SAVANNAH JO TURNER, Husband and Wife as Tenants by Entirety, hereinafter called the Grantees, their successors, heirs, and assigns, all of his entire right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Village of Old Hickory, Section "D" of record in Plat Book 1424, Page 65, 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 ARY CLIFTON HARRIS, JR., unmarried, by Warranty Deed from MARGARET KAREN JONES VIAL, unmarried, dated April 11th, 2018 and recorded on April 13th, 2018, with Instrument Number 20180413-0034942, appearing of record with the Davidson County Register of Deeds Office, State of Tennessee.

This property has not nor has ever been the primary marital residence of the Grantor.

This conveyance is made subject to all limitations, restrictions, encumbrances, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any.

This is an improved property known as 905 Bryan Street, Old Hickory, Tennessee 37138.

Grantors make no warranties as to the state of the title to the property, but acquit any claim that Grantors have to said property and for that purpose, makes this conveyance to Grantees.

IN WITNESS WHEREOF, we set our hand on this the 26 day of Nov., 2023.

Ary Clifton Harris Jr.

Grantor – ARY CLIFTON HARRIS, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

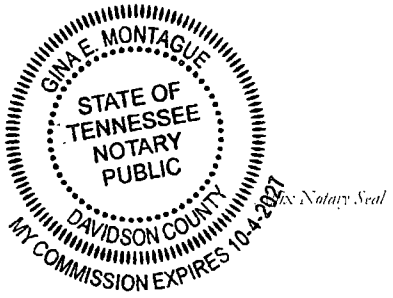
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ARY CLIFTON HARRIS, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal in Hermitage (city), Tennessee (state), this the 26th day of November, 2023.

Gina E Montague

Notary Public

My Commission Expires: 10/4/2027



Affix Notary Seal