Karen Johnson
Batch # 1106392
03/01/2024 08:48:46 AM
Fees: $12.00 Taxes: $0.00
20240301-0014192
Davidson County
DEEDQC
2 pgs

QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on Feb 5, 2024.

NOTARY PUBLIC

My Commission Expires: 11-28-2026

KEARA WOOD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

prepared based solely upon
plied by the Grantor, and
efit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Khareem LaCole Harris 6872 Hickory Rim Court Antioch, TN 37013	Same as New Owner	176-01-0A-057.00-CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Courtland Brooks James, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Khareem LaCole Harris, hereinafter called **"GRANTEE,"** her successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Final Plat of the Estates of Hickory Woods of record in Plat at Instrument No. 20010412-0036163, 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 Khareem LaCole Harris, an unmarried woman, by Warranty Deed from Robert Hammond, and wife, Stephanie Hammond, dated July 1st, 2015 and recorded July 8th, 2015, of record in Instrument No. 20150708-0066084, Davidson County Register of Deed's Office. Khareem LaCole Harris had subsequently married Courtland Brooks James and they have since divorced. Courtland, ex-spouse of Kareem LaCole Harris, executes this deed for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have or have had in the aforedescribed property by virtue of his prior marriage to Khareem LaCole Harris.

This is improved property, known as 6872 Hickory Rim Court, Antioch, TN 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on Feb 5, 2024

Courtland Brooks James

STATE OF TENNESSEE

COUNTY OF Rutherford

On Feb 5, 2024, before me personally appeared **Courtland Brooks James**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 5, Feb, 2024.

NOTARY PUBLIC

My Commission Expires: 11-28-2026

KEARA WOOD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY