Karen Johnson Davidson County
Batch# 1116901 DEEDQC
04/01/2024 11:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240401-0022305

Prepared By:
Kevin A. Criswell, Esq.
1517 Hunt Club Blvd.
Gallatin, TN 37066

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 25th day of March, 2024.

Notary Public

My commission expires: 7-22-25

# QUITCLAIM DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Erin Dias, Trustee of The Harris Family Trust** | **NEW OWNER** | **165130A03500CO** |
| **PO BOX 695** | **PO BOX 695** | |
| **Madison, TN 37116** | **Madison, TN 37116** | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Curry M. Harris and wife, Patricia L. Harris** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Erin Dias, Trustee of the Harris Family Trust** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

**SEE ATTACHED EXHIBIT "A"**

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This is improved property commonly known as 4152 Pepperwood Dr., Nashville TN 37013.

WITNESS my/our hands this 25th day of March, 2024.

**Curry M. Harris**

**Patricia L. Harris**

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and seal at office on this, the 25 day of March 2024.

My commission expires: 7-22-25

NOTARY PUBLIC

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 389, Plan of Peppertree Forest, Section 4, of record in Plat Book 7900, Page 426, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Curry M Harris and wife, Patricia L Harris, by Deed from Allen Earps and wife, Betty Earps, dated October 21, 1992, of record in Book 8995, Page 424, in the Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/25/2024 (date of document).

Jennifer Russell
Affiant Signature

3/29/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29 day of ~~April~~ March 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL