Karen Johnson Davidson County
Batch # 1124226 DEEDQC
04/17/2024 03:28:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240417-0027537

This instrument was prepared by:
Hilary Ann Harris
3952 Pin Hook Road.
Antioch, TN, 37013

Once recorded, return to:
Hilary Ann Harris
3952 Pin Hook Road.
Antioch, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
Hilary Ann Harris, Affiant
Subscribed and sworn before me this the
17 Day of April, 2024.
Julia Rivera, Deputy Register

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of TEN Dollars and 0/100's ($10.00) in hand, **CHARLOTTE ANN HARRIS (Grantor)** with the address of **3952 Pin Hook Road, Antioch, TN, 37013** does hereby bargain, sell, remise, forever quitclaim to, and convey unto, **HILARY ANN HARRIS** and **LUIS MIGUEL ORTEGA MURILLO (Grantees)** with the address of **3952 Pin Hook Road, Antioch, TN, 37013** all the rights, title, interest, and claim in or to the following described real estate located in **DAVIDSON** County, Tennessee, wit:

The Property identified herein is NOT registered as the homestead of the Grantor.

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 3 as EXHIBIT A.

3952 Pin Hook Road, Antioch, TN, 37013

Tax Parcel ID Number: 16500005500

Until amended, tax information shall be sent to:
Hilary Ann Harris
3952 Pin Hook Road
Antioch, TN, 37013

~~**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 Grantees, and their heirs and assigns forever.~~ HAH HAH

IN WITNESS WHEREOF, the Grantor has duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Charlotte Ann Harris Date: 4-17-24

Printed Name: Charlotte Ann Harris

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 Rutherford)

On 04/17/2024 before me, Brynetia Rodriguez ,

personally appeared Charlotte Harris ,

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.

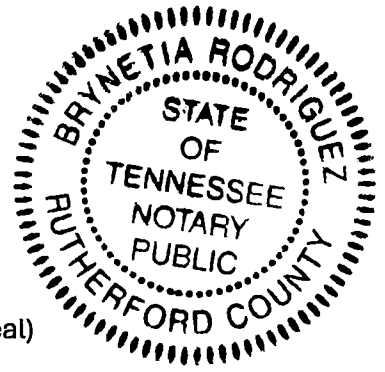
WITNESS my hand and official seal.

Signature Brynetia Rodriguez

Printed Name Brynetia Rodriguez

My Commission Expires 01/26/2028

(Seal)



03

Realty Title 48-A

Prepared by:

Realty Title & Escrow Co., Inc.
3815 Cleghorn Ave., #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/19/01 14:36 2pgs
Fees:13.00 Taxes:259.00
[redacted]
20010919-0101574

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me this 13th day of September, 2001.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax-Information
M.C. Harris	New Owner	Map 165
3952 Pin Hook Road		Parcel 66
Antioch TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Davidson County Coon Hunters Association, Inc., a Tennessee Corporation, by and through Neil Willey, and T. Craig Smith, sole remaining directors and officers of said corporation, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to M.C. Harris and wife, Charlotte A. Harris, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

TRACT I
A tract of land in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee, being 25.07 acres more or less, described according to a survey made by Blanchard & Parrish, Surveyors, September 18th, 1937, as follows: Beginning at a point in the center of Old Pinhook Road, J.E Jackman northeast corner, the west line of Mrs. Ersie C. Leake 84.47 acre tract, thence with the center of Old Pinhook Road as follows: north 76 degrees 30' west 634 ft. to a stake with cedar pointers, thence north 4 degrees 45' east 376 ft. to a point thence south 84 degrees 45' west 551 ft. to a point, William Douglas Taylor's southeast corner; thence north 16 degrees west with Taylor's easterly line 831 ft. to a stake with small pinoak pointers, the south line of Waldren land and the W.C. or Tom Whitley's land, thence south 84 degrees east with Whitley's southerly line 112 ft. to a post 15 ft. north of an elm tree, Mrs. Ersie C. Leake's west boundary line, thence south 17 degrees 15' east with Mrs. Leake's line 258 ft. to a stake by a black walnut, thence north 82 degrees 15' east 220 ft. to a forked elm tree, thence south 2 degrees 15' west 935 ft. to the point of beginning, containing 25.07 acres more or less.

*627
**30

Being the same property conveyed to the Davidson County Coon Hunters Association, Inc., by installment deed from Pearl Williams, a widow, dated May 5, 1951, recorded in Book 1976, Page 198, Register's Office for Davidson County, Tennessee.

TRACT II
Land in the 2nd, formerly the 3rd, Civil District of Davidson Country, Tennessee, described according to a survey made by E.L. Miller, Jr. and Company, Surveyors, September 1, 1965, as follows:

Beginning at a nail in cap in the center of Pin Hook Road at the southwest corner of the property conveyed to the United States of America, by Claude Wilson Richeson and wife, of record Book 3877, Page 752, Register's Office for said County; thence with the western boundary line of said United States of America property north 17 degrees 40' east 311.6 feet and north 66 degrees 50' east 292.9 feet to the northwest corner of the United States of America Property; said point being in the western boundary line of the Davidson County Coon Hunters Association property; thence with the same, north 10 degrees west 40.3 feet; thence south 66 degrees 50' west 307.1 feet to an iron pin; thence south 17 degrees 40' west 333.4 feet to the center of said Pin Hook Road; thence with same, south 77 degrees 30' east 40.2 feet to the beginning.
Being the same property conveyed to Davidson County Coon Hunters Association, Inc. by deed from Claude Wilson Richeson and wife, Hattie Elizabeth Richeson, dated October 13, 1965, recorded in Book 3947, Page 428, Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded herefrom is the property conveyed to the United States of America of record in Book 3931, Page 751, Register's Office for said County.

RE-RECORD

Davidson County DEEDWARR
Recvd: 03/08/02 13:54 2pgs
Fees:12.00 Taxes:0.00
[redacted]
20020308-0029551