This instrument prepared by:
The Kinsland Firm, LLC
Post Office Box 22660
Nashville, Tennessee 37202
Telephone: (615) 242-5988

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE KINSLAND FIRM, LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN.

Karen Johnson Davidson County
Batch # 1141216 DEEDQC
05/31/2024 12:14:19 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20240531-0040525

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or true value, whichever is greater, for this transfer is $-0.00-

MAH
Affiant

Subscribed and sworn to before me this the 29th day of May

Cassandra J. Williams
Notary Public

CASSANDRA J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MONTGOMERY

My Commission Expires: 2-17-27

QUITCLAIM DEED

OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL**
Morgan Anderson Harris 1017 Halcyon Avenue Nashville, TN 37204	**New Owner**	118 01 0 201.00

KNOW ALL MEN BY THESE PRESENTS, that **Morgan Anderson Harris, Trustee of the Morgan A. Harris Living Trust, dated October 26, 2017,** hereinafter Grantor(s), on this the 29th day of May, 2024, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby bargain, sell, release, remise, quitclaim and convey unto **Morgan Anderson Harris, unmarried**, hereinafter Grantee(s), their heirs and assigns, all his/her/their right, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

All that piece, parcel or lot of land situate, lying and being in Davidson County, Tennessee and known and designated as Lot No. 36 on the Plan of L.G. Noel's Idlewild Subdivision, recorded in Book 161, Page 120, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more particular description.

Being the same property conveyed to Morgan Anderson Harris, Trustee of the Morgan A. Harris Living Trust, dated October 26, 2017, by Warranty Deed from Mary Elizabeth Hulsey, unmarried, of record Instrument No. 20220407-0040408 in the Register's Office for

MAH

Davidson County, Tennessee, dated April 1, 2022, and recorded on April 7, 2022.

Being the same property conveyed to Mary Elizabeth Hulsey by Quitclaim Deed from Luis Ricardo Oropeza of record in Instrument No. 20200904-0101451 in the Register's Office for Davidson County, Tennessee dated August 26, 2020, and recorded on September 4, 2020. See Final Decree recorded in Docket No. 17D-1297 in the Fourth Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Mary Elizabeth Hulsey, unmarried, by Warranty Deed from The Estate of Frankie Lee Woods, The Heirs at Law Cliffordean King Woods, unmarried, Frankie Woods Hyatt, unmarried, and Cliffordean Woods, Administratrix, of recorded in Instrument No. 20070426-0049639, in the Register's Office for Davidson County, Tennessee, dated April 20, 2007, and recorded on April 26, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or shown in Schedule B.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Idlewild, as recorded in Plat Book 161, Page(s) 120.

Covenants, Conditions, and Restrictions as set forth in Deeds recorded in Book 716, page 763. Easement for Sewer, recorded in Book 716, Page 763.

This is improved property known and designated as 1017 Halcyon Avenue, Nashville, Tennessee 37204.

Whenever used the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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This conveyance is made subject to any and all matters, restrictions, limitations, encumbrances, and/or easements of record not stated herein.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 29th day of May, 2024.

Morgan Anderson Harris, Trustee of the
Morgan A. Harris Living Trust

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Morgan Harris with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 29th day of May, 2024.

Cassandra J. Williams
Notary Public

My Commission expires: 2-17-27

CASSANDRA J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

MAH