NEW OWNER :
Mary Charline Hinton-Harris

SEND TAX BILLS TO:
Mary Charline Hinton-Harris
5124 Glencarron Drive
Nashville, TN 37220

Space for Recorder's Use

Karen Johnson
Batch # 1148970
06/20/2024 08:41:01 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240620-0046116

Map-Parcel Numbers: 161-01-0b-127.00-CO

THIS INSTRUMENT PREPARED BY:

Burdine Law Firm, PLLC
Hannah Burdine, Attorney at Law
2021 Richard Jones Road, # 350C
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND HANNAH BURDINE, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Pursuant to the agreement of the parties contemporaneously with the filing of the *Complaint for Divorce* and the forthcoming *Final Decree of Divorce* entered in the Fourth Circuit Court for Davidson County, Tennessee, and other good and valuable consideration, including $10.00, the receipt and legal sufficiency of all of which is hereby acknowledged, **ANDREW CHARLES HARRIS,** (Grantor) has remised, released, transferred and conveyed and by these presents do bargain, remise, release, transfer and convey and forever quitclaim unto **MARY CHARLINE HINTONHARRIS**, (Grantee), her heirs and assigns, forever, all of his right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of First Revision, Phase Three, Section Two, Aberdeen Woods of record in Plat at Instrument No. 2011231-0144800, 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 Mary Charline Hinton Harris and Andrew Harris, husband and wife by Warranty deed from James V. Smith and Carol L. Smith, as tenants by the entirety, with the right of survivorship record in Instrument No. 20210701-0089457 Register's Office for Davidson County, Tennessee, recorded on July 1, 2021.

Being also known as 5124 Glencarron Drive, Nashville, Tennessee 37220.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as 5124 Glencarron Drive, Nashville, TN 37220.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties as such this conveyance is exempt from recordation tax under *Tenn. Code Ann.* § 67-4-409(a)(3)(E).

WITNESS MY SIGNATURE hereto this 9 day of May 2023.

ANDREW CHARLES HARRIS

STATE OF
TENNESSEE
COUNTY OF
DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ANDREW CHARLES HARRIS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9 day of May 2023.

My commission expires: 1/17/27

NOTARY PUBLIC

SHAWN THWEATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027