QUITCLAIM DEED

Karen Johnson
Batch # 1157863
07/15/2024 09:07:02 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20240715-0052862

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to me on JULY 8, 2024.

NOTARY PUBLIC

My Commission Expires: 6-20-2027

VON RICHCREEK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 #
James Harrison 106 37th Avenue, North Nashville, TN 37209	James Harrison 106 37th Avenue, North Nashville, TN 37209	104-05-0-057.00

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 Natalie Harrison, Shelia C. Harrison, and Matthew Harrison hereinafter called **"GRANTORS,"** 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, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto James Harrison hereinafter called **"GRANTEE,"** his successors and assigns, their 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. 157 on the Plan of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for said County.
>
> Said Lot No. 157 fronts 50 feet on the easterly side of 37th Avenue North and runs back between lines 200 feet to a 15-foot alley.
>
> Being the same property conveyed to John Massie Harrison and wife, Hannah Bell Harrison by Quitclaim Deed from John Massie Harrison, dated December 8th, 2003, and recorded December 9th, 2003, of record in Instrument No. 20031209-0176598, Register's Office for Davidson County, Tennessee. John Massie Harrison and wife, Hannah Bell Harrison died intestate, see Affidavit of Heirship of record in Instrument No. 20240701-0049188, Davidson County Register of Deed's Office.
>
> This is improved property known as 106 37th Avenue North, Nashville, TN 37209.

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 July 8, 2024.

Shelia C Harrison

Shelia C. Harrison

STATE OF TN

COUNTY OF DAVIDSON

On JULY 8, 2024, before me personally appeared Shelia C. Harrison, 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 8 JULY, 2024.

Von Richcreek

NOTARY PUBLIC

My Commission Expires: 6-20-2027

VON RICHCREEK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WITNESS my hand on July 8, 2024.

Matthew Harrison

STATE OF Tennessee

COUNTY OF Davidson

On July 8, 2024, before me personally appeared Matthew Harrison, 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 July 8, 2024.

Trent Dillard
NOTARY PUBLIC

My Commission Expires: 10/04/2027

TRENT DILLARD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

WITNESS my hand on July 05, 2024.

Natalie Harrison

STATE OF Alabama

COUNTY OF Jefferson

On 07 05, 2024, before me personally appeared Natalie Harrison, 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 July 05, 2024.

NOTARY PUBLIC

My Commission Expires: 02/07/2025

PETRA LONG NOTARY PUBLIC COMM. EXP. FEBRUARY 9, 2025 ALABAMA STATE AT LARGE