Prepared By and Return To:
Concord Title
3000 Meridian Blvd.,
Suite 140
Franklin, TN 37067

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

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 24 day of July, 2024

Notary Public
My Commission Expires:

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-07-2026

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO	MAP & PARCEL
The Fann Revocable Living Trust	Liberty Federal Credit Union 4401 Theater Drive Evansville, IN 47715	114-15-1B-075.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, JENNY FANN, AND JERRY FANN HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST UNTO, **JENNIFER ANNE FANN AND JERRY LEE FANN, TRUSTEES, OR THEIR SUCCESSORS IN INTREST, OF THE FANN REVOCABLE LIVING TRUST,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
Land in Davidson County, Tennessee, being Townhome Lot 75 Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. Seq. by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, as amended in Instrument No. 20220314-0029617, Instrument No. 20221212-0128620 and Instrument No. 20230426-0030536, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By-Laws of the Townhome Association.

Karen Johnson Davidson County
Batch# 1162066 DEEDQC
07/25/2024 07:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240725-0056097

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No. 20210519-0067525, Register's Office for Davidson County, Tennessee, the property within is subject to the above-referenced Declaration, and the referenced Plat.

Tract 2:
Together with those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument No. 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument No. 20210115-0007339, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, page 621, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jenny Fann and Jerry Fann by deed from Beazer Homes, LLC, a Delaware limited liability company, dated March 26, 2024, of record in Instrument No. 20240328-0021668, Register's Office for Davidson County, Tennessee.

Being also known as 615 Old Hickory Blvd #736 Nashville, TN 37209.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

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

Witness my hand this 24 day of July, 2024.

Jenny Fann

Jerry Fann

STATE OF Tennessee
COUNTY OF Williamson

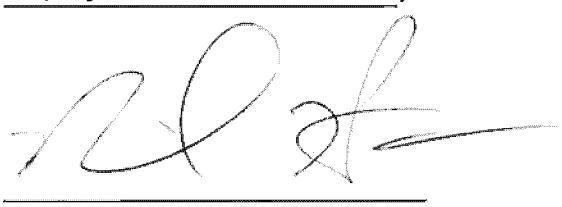
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ***Jenny Fann and Jerry Fann***, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Certificate of Authenticity

I, Nick Harris, 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 **July 24, 2024**.



Affiant Signature

7/24/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **24th** day of **July**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

