File No: TN-2408-021633-PR
Grantor's Loan No. 5000089919

Karen Johnson Davidson County
Batch# 1175353 DEEDQC
08/29/2024 01:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240829-0066540

After Recording, Send to:
Joseph Harris and Terri Harris
4453 Winton Drive, Antioch, TN 37013

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Joseph Harris and Terri Harris, 4453 Winton Drive, Antioch, TN 37013

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 163-02-0-050.00

QUITCLAIM DEED

Joseph Harris, married, ("Grantor"), of 4453 Winton Drive, Antioch, TN 37013, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Joseph Harris** and **Terri Harris,** husband and wife as joint tenants with rights of survivorship, ("Grantee"), whose tax mailing address is 4453 Winton Drive, Antioch, TN 37013, with quitclaim covenants, the following described real estate in the County of Davidson and State of Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 101, Hickory Highland Place, Section Two, Phase One, of record in Instrument No. 199912230306510 and Instrument No. 199912230306511, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

APN: 163-02-0-050.00

Property Address is: 4453 Winton Drive, Antioch, TN 37013

And being the same property conveyed to Joseph Harris, married by Warranty Deed from Jerry Butler Builders, LLC Recorded 07/19/2001 as Instrument No. 20010719-0076657 in the Office of the Davidson County Clerk.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on August 21, 2024:

Joseph Harris

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Joseph Harris**, personally known to me, or has produced Driver's License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21st day of August, 2024.

Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 21st day of August, 2024.

Notary Public

My Commission Expires: 3-3-2025

SEAL

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

Tennessee Certification of Electronic Document

I, Ruby Ngo, 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 8/24/24 (date of document).

Ruby
Affiant Signature

8/29/24
Date

State of California

County of Orange

Sworn to and subscribed before me this 29th day of August, 2024.

ABIGAIL SERNA
COMM. # 2419407
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4, 2026

A. Serna
Notary's Signature

MY COMMISSION EXPIRES: Oct 4. 2026

NOTARY'S SEAL