QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

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 September 7, 2024.

Dominique S Barbee
NOTARY PUBLIC

My Commission Expires: 1-6-2025

DOMINIQUE S. BARBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 #
Ebony Tamika Harris 1275 Brentwood Highlands Dr. Nashville, TN 37211	Same as New Owner	172-4-A-074.00

Karen Johnson Davidson County
Batch # 1180327 DEEDQC
09/11/2024 09:42:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240911-0070016

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 Russell Armone Ogletree, and Leon Xavier Harris, 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 Ebony Tamika Harris, hereinafter called **"GRANTEE,"** her 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(s) 97, as shown on the map entitled Phase Two, Highlands of Brentwood (formerly Brentwood Highland), of record as Instrument No. 2000209-0013331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Betty J.

Ogletree, unmarried and Bobby Harris, unmarried, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, dated November 24th, 2004 and recorded on December 28th, 2004, of record in Instrument No. 20041228-0153228, Register's Office for Davidson County, Tennessee. Betty J. Ogletree has since died, see Affidavit of Heirship of record in Instrument No. 20240911 0070015, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1275 Brentwood Highlands Dr., Nashville, TN 37211.

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 Sept 07, 2024.

Russell Armone Ogletree

STATE OF Tennessee

COUNTY OF Davidson

On September 7, 2024, before me personally appeared **Russell Armone Ogletree**, 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 7 September, 2024.

Dominique S. Barbee

NOTARY PUBLIC

DOMINIQUE S. BARBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
1-6-2025

Leon Xavier Harris

STATE OF New Mexico

COUNTY OF Sandoval

On 04 September, 2024, before me personally appeared **Leon Xavier Harris**, 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 04 September, 2024.

NOTARY PUBLIC

My Commission Expires:
07/17/2025

SEAN McINTURFF
Notary Public - State of New Mexico
Commission # 1119117
My Comm. Expires July 17, 2025