Karen Johnson Davidson County
Batch# 1183359 DEEDQC
09/18/2024 12:56:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20240918-0072414

REGISTER'S USE ONLY:

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

Cindy Moss
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 13 DAY OF September 2024.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 4/26/25

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Timothy E. Harris
322 ESTATE DR
MT. JULIET TN
37122

093-16 0 081.00

NEW OWNER:
Timothy E. Harris
322 ESTATE DR
MT. JULIET TN
37122

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 13th day of September, 2024 between MYRTLE EVANS-HOLLAND, RHONDA EVANS-WILLINGHAM, JOHN HARRIS-GRAYSON AND DELORES HARRIS-GRAYSON (hereinafter referred to as "GRANTOR") and TIMOTHY E. HARRIS (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being Lot No. 181 on the plan of Maury and Claiborne's Addition to South Nashville, as shown on a map of record in Book 21, Page 45, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Said Lot No. 181 fronts 35 feet on the easterly side of Claiborne Street and runs back 165 feet between parallel lines to an alley.

Being the same property conveyed to Elsie Marie Harris by Quitclaim Deed from Elsie Marie Harris and John Morgan Harris, Jr. dated January 28, 1971 and filed January 29, 1971 of record in Book 4476, Page 738, Register's Office for Davidson County, Tennessee. Elsie Marie Harris aka Elsie Harris Crenshaw died intestate on May 26, 2015 (Seventh Circuit – Probate Division, Davidson County, Tennessee – Case No. 16P-824). Her children, Myrtle Evans-Holland, Rhonda Evans-Willingham, John Harris-Grayson, Delores Harris-Grayson and Timothy E. Harris, are the sole heirs at law of Elsie Marie Harris aka Elsie Harris Crenshaw.

TAX PARCEL # 093-16-0-081.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 93 Claiborne Street, Nashville, TN 37210.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

[SIGNATURES ON FOLLOWING PAGES]

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

RHONDA EVANS-WILLINGHAM

STATE OF Tennessee)
COUNTY OF Wilson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared RHONDA EVANS-WILLINGHAM, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 13th day of September, 2024.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 4/26/25

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

DELORES HARRIS-GRAYSON

STATE OF Tennessee)
COUNTY OF WILSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared DELORES HARRIS-GRAYSON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 13th day of September, 2024.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 4/26/25

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

JOHN HARRIS-GRAYSON

STATE OF Tennessee)
COUNTY OF WILSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared JOHN HARRIS-GRAYSON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 13th day of September, 2024.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 4/26/25

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

MYRTLE EVANS-HOLLAND

STATE OF Tennessee)
COUNTY OF Wilson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared MYRTLE EVANS-HOLLAND, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 13th day of September, 2024.

SEAL

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 4/26/25

Certificate of Authenticity

I, **Rhonda S. Hardison**, 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 September 13, 2024

Rhonda S Hardison
Affiant Signature

September 18, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 18th day of September, 2024.

Notary Public
My Commission Expires:

