This Instrument Prepared By:	ADDRESS PROPERTY OWNER AS FOLLOWS:	PERSON/ENTITY RESPONSIBLE FOR TAX BILL:
Kara L. Stevens, Esq. SHOPE AND ASSOCIATES, PLLC 9724 Kingston Pike, Ste 1200 Knoxville, TN 37922 File: TG_Nelson Elder Care Law	Erik Benjamin Harding, Trustee of the B. and C. Garrett Family Trust 3701 Homeland Drive Nashville, TN 37218	Same as Owner **Parcel ID**: 58-98-00

Karen Johnson
Batch # 1185079
09/23/2024 01:19:09 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240923-0073630

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BRENDA A. GARRETT, A WIDOW**, hereinafter called the Grantor(s), do/does hereby remise, sell, transfer, and convey unto

ERIK BENJAMIN HARDING, TRUSTEE OF THE B. AND C. GARRETT FAMILY TRUST, DATED JANUARY 5, 2024

hereinafter called Grantee(s) their successors and assigns, the following described real estate:

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, and 3 of Block "E" on the map of Homeland Heights, not of record, described according to a survey made by Blanchard and Parrish, Engineers, April 5, 1941, as follows:

BEGINNING on the Southwesterly margin of Homeland Drive at the corner of Lot Nos. 3 and 4; thence with the line between said two lots Southwestwardly 262.2 feet; thence Southeastwardly 350 feet to the Northwesterly margin of an unnamed 50-foot street; thence with said unnamed street Northeastwardly 462.5 feet to the beginning of a curve; thence around said curve in a Northwesterly direction 43.3 feet to the Southwesterly margin of Homeland Drive; thence with said drive Northwestwardly 424.3 feet to the beginning.

Including but excluding property conveyed to the State of Tennessee in Deed Book 8234, Page 225 in the Register's Office for Davidson County, Tennessee, described as follows:

PARCEL 1 - BEGINNING at the point of intersection of the east boundary of the Mrs. W. L. Hailey property and the proposed north margin of State Route 155 said point of intersection being 170.03 feet left of State Route 155 proposed centerline station 393+18.35; thence with said proposed margin (1) south 88 degrees 24 minutes 48.2 seconds east 33.16 feet, (2) south 82 degrees 14 minutes 22.2 seconds east 333.46 feet to a point thence with the north boundary of said Hailey property (1) south 75 degrees 52 minutes 32 seconds vest 129.21 feet, (2) south 84 degrees 57 minutes 28 seconds west 213.35 feet to a point; thence with said east boundary north 14 degrees

58 minutes 04 seconds vest 99.61 feet to the point of beginning.

PARCEL 2 - BEGINNING at the point in the existing southwest margin of Homeland Drive said point being 209.06 feet left of State Route 155 Ramp "C" proposed centerline station 709+05.95; thence with said existing margin (1) southeasterly 48.18 feet, (2) having a 20.00 foot radius curve right and southerly 43.48 feet to a point; thence with the north margin of said Hailey property south 75 degrees 52 minutes 32 seconds west 11.65 feet to a point; thence with the proposed west margin of Homeland Drive north 12 degrees 51 minutes 35.7 seconds west 71.20 feet to the point of beginning.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

LESS AND EXCEPT: Lot No. 5 and Lot No. 1 on the plan of Resubdivision of Lot 5 of Division of the Hailey Property of record in 20040610-0069021, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Being the same property conveyed to Beautiful Homes, LLC, a Limited Liability Company, from Charles Garrett and Brenda Garrett, as husband and wife, by Warranty Deed dated July 9, 2014 and of record on July 11, 2014 in Instrument No. 20140711-0061083 in the Register's Office for Davidson County, Tennessee.

BEING PART OF the same property conveyed to Charles E. Garrett and wife, Brenda A. Garrett from Hugh Joseph Stinchfield, Jr. and wife, Beatrice Wolfe Stinchfield by Warranty Deed dated May 23, 2000 and of record on May 24, 2000 in Instrument No. 200005240052048 in the Register's Office for Davidson County, Tennessee.

BY EXECUTION OF THIS INSTRUMENT, Grantor herein makes oath that Charles E. Garrett died on or about January 15, 2024, leaving Brenda A. Garrett as the surviving tenant by the entirety as they were continuously married until his death with no intervening divorce or separation.

~~29, 2000 and of record on May 24, 2000 in Instrument No. 20000524-0052048 in the Register's Office for Davidson County, Tennessee.~~

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO STATUS OF TITLE, HAVING PREPARED THE INSTRUMENT WITHOUT THE BENEFIT OF A TITLE SEARCH AND HAVING RELIED ON THE GRANTOR, THE RECORD, OR A THIRD PARTY.

IN WITNESS WHEREOF, the Grantor(s) have caused this instrument to be executed effective the 28 day of August 2024.

Charles E. Garrett

Brenda Garrett

Brenda A. Garrett

STATE OF Georgia

COUNTY OF Cobb

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, ~~**Charles E. Garrett**~~ **and Brenda A. Garrett,** the within named bargainor/s, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of August 2024.

Notary Public

Commission Expires: 12/14/24

H V ARD NOTARY PUBLIC MY COMMISSION EXPIRES DECEMBER 14, 2024 COBB COUNTY, GEORGIA

CONSIDERATION AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer is $ 1.00.

Brenda Garrett

AFFIANT

Subscribed and sworn to before me this 28 day of August 2024.

Notary Public

Commission Expires: 12/14/24

H V ARD NOTARY PUBLIC MY COMMISSION EXPIRES DECEMBER 14, 2024 COBB COUNTY, GEORGIA