Karen Johnson Davidson County
Batch# 1187781 DEEDQC
09/30/2024 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240930-0075629

Prepared By and Return to:
Authority Title & Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

File Number: TN-24-2198

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 30 day of September, 2024.

Notary Public
My Commission Expires: 9/22/26

Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Shawna Harrison and Raven Batts	Shawna Harrison and Raven Batts	149-05-0A-214.00-CO
214 Pepper Ridge Circle	214 Pepper Ridge Circle	
Nashville, TN37013	Nashville, TN37013	

THIS INDENTURE, made and entered into as this 30th day of September, 2024, by and between **SHAWNA HARRISON, AN UNMARRIED WOMAN,** as party or parties of the first part, and **SHAWNA HARRISON, AN UNMARRIED WOMAN, AND RAVEN BATTS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON, with rights of survivorship** as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Murfreesboro, County of Rutherford, State of Tennessee and being more particularly described as follows: to-wit:

Land in Davidson County, Tennessee, being all of Unit No 214 on the Plat of Phase Three, Pepper Ridge Condominiums, of record in Plat Book 7900, Page 42, Surveyor's Certificate of Correction recorded in Book 8163, Page 839, Master Deed recorded in Book 7466, Page 248, Amendment to Master Deed recorded in Book 8672, Page 17, Book 8856, Page 867, Instrument No. 201403070019460, Annexation of Land recorded in Book 7779, Page 48, and corrected Annexation of Land recorded in Book 8026, Page 588, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, (erroneously shown Plat Book 7900, Page 588 in prior deeds).

Being the same property conveyed to Shawna Harrison, by Warranty Deed from Terry Mickelson and Leeanna Mickelson, husband and wife, dated November 14, 2018, of record in Instrument No 20181116-0113064, Register's Office for Davidson County, Tennessee.

Preparer of this instrument has performed no title underwriting review and makes no representations with regard to the title of the subject property, the legal description for this subject property, or the validity of any plat or survey referenced.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 214 Pepper Ridge Circle, Nashville, TN 37013.

WITNESS my hand this 30th day of September, 2024.

Shawna Harrison

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Shawna Harrison with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 30th day of September, 2024.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public at Large
My Commission Expires: 2/22/25

Tennessee Certification of Electronic Document

I, Katelyn Seng, 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 9/30/2024 (date of document)

Affiant Signature

9/30/2024
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 30th day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 06/22/26

NOTARY'S SEAL

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY