Karen Johnson Davidson County
Batch# 1201356 DEEDQC
11/05/2024 01:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241105-0085881

PREPARED BY:

*S. Elizabeth Greene, Esq.*
HAZARD LAW, PLLC
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STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Actual consideration for this transfer is -$0-.

Joel F. Harrington
**AFFIANT**

Subscribed and sworn to before me on this day, November 4, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-19-2027

**New Owner Address:**
Monin Harrington Family Trust
1504 Elmwood Avenue
Nashville, TN 37212

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
105.13-0-112.00

## QUITCLAIM DEED

**Joel F. Harrington and Mary E.M. Harrington, husband and wife** (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Monin Harrington Family Trust**, dated November 4, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.**

*<Signature page to follow.>*

**WITNESS** my hand on this day, **November 4, 2024**.

Joel F. Harrington

Mary E.M. Harrington

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, a Notary Public in and for said County and State, the within named **Joel F. Harrington and Mary E.M. Harrington**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 4, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

## EXHIBIT A

Being the easterly one-half of Lot No. 70 on the Belmont Land Company's Plan of Lots called Belmont Heights as of record in Book 421, page 34 Register's Office Davidson County, Tennessee. Said part of Lot No. 70 fronts 50 feet on the northerly side of Elmwood Avenue and runs back parallel lines 188 feet to an alley.

Being the same property conveyed to Joel F. Harrington and Mary E.M. Harrington, husband and wife, from Cornerstone Investments, Inc., a Tennessee corporation, by deed of record in Instrument No. 20121107-0102782, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1504 Elmwood Avenue, Nashville, TN 37212.

## CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 November 4, 2024.

Affiant Signature

Nov 4 2024
Date

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Sworn to and subscribed before me on this day,
November 4, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09/19/2027