Karen Johnson
Batch # 1207107
11/20/2024 11 59 01 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20241120-0090417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 -

Affiant

Subscribed and sworn to before me this 15TH day of NOVEMBER, 2024

Notary Public

My Commission expires 1/4/2027

SUSAN F. CLYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P O Box 280240
Nashville, TN 37228

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Woodrow H. Harris, Jr. **4089 Buena Vista Pike** **Nashville, TN 37218**	**Woodrow H. Harris, Jr.** **4089 Buena Vista Pike** **Nashville, TN 37218**	**Map 59-6** **Parcel 22**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that James K Harris, for and in consideration of the sum of Ten and No/100s Dollars ($10 00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Woodrow H Harris, Jr , his heirs, successor, and assigns, his entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows·

Land in Davidson County, Tennessee, Being Lot No 232 on the Plan of Haynes Estates, Section V , as of record in Book 4300, Page 70, Register's Office for said County

Said Lot No 232 fronts 85 feet on the westerly side of Buena Vista Pike and runs back between lines 156 27 feet on the northerly side and 145.61 feet on the southerly side to a line in the rear on which it measures 85.67 feet thereon

BEING the same land conveyed to Elzina Catherine Harris (deceased) and Thomas Love Battle (deceased) by Double Quitclaim Deed dated April 9, 1996, of record in Book 10009, Page 845, Register's Office of Davidson County, Tennessee The said Thomas Love Battle died on July 1, 2008 The said Elzina Catherine Harris died on November 22, 2017

THIS is improved property known as 4089 Buena Vista Pike, Nashville, TN 37218

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hand this 28th day of October, 2024

James K Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and Parish, James K Harris, with whom I am personally acquainted and who acknowledged that he executed this instrument for the purposes therein contained

Witness my hand, at office, this 28th day of October, 2024

Judy C Magee
Notary Public

My commission expires: May 03, 2027

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made The draftsman assumes no liability as to the accuracy thereof Failure to record this document timely may jeopardize your rights to the property

EXHIBIT "A" **AFFIDAVIT OF INHERITANCE**

I, the undersigned, being first duly sworn, depose and say.

(1) I am an adult and resident of Madison, Tennessee.

(2) My mother's brother, Thomas Love Battle, died on July 1, 2008. Thomas Love Battle was not married, and had no children.

(3) My mother, Elzina Catherine Harris, died on November 22, 2017. Elzina Catherine Harris had five children. Mary C. Harris (deceased who is survived by her son, Cory Harris), Janice C. Crawford, Woodrow H Harris, Anthony J. Harris, and James K. Harris.

(4) At the time of her death my mother, Elzina Catherine Harris, and my uncle, Thomas Love Battle, were the owners of improved real property located 4089 Buena Vista Pike, Nashville, Tennessee 37218 (the "Property"), described as follows:

Land in Davidson County, Tennessee, Being Lot No. 232 on the Plan of Haynes Estates, Section V., as of record in Book 4300, Page 70, Register's Office for said County.

Said Lot No. 232 fronts 85 feet on the westerly side of Buena Vista Pike and runs back between lines 156.27 feet on the northerly side and 145.61 feet on the southerly side to a line in the rear on which it measures 85.67 feet thereon.

BEING the same land conveyed to Elzina Catherine Harris (deceased)and Thomas Love Battle (deceased), as tenants in common, by Double Quitclaim Deed dated April 9, 1996, of record in Book 10009, Page 845, Register's Office of Davidson County, Tennessee

(5) The undersigned, being a child and surviving heir of the deceased, Elzina Catherine Harris, and a surviving nephew of the deceased, Thomas Love Battle, received a twenty (20%) percent interest in the Property by operation of law.

(6) The actual consideration paid for this transfer is $0.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite his name.

10/28/24
Date

James K. Harris
James K. Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James K. Harris**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Goodlettsville, Tennessee, this 28th day of October, 2024.

Judy C Magill
Notary Public

JUDY C MAGILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

My Commission expires: May 03, 2027