Name and Address of New Owner:
Glenn A. Harris and Judith G. Harris
1430 Neelys Bend Rd.
Madison, TN 37115

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Law Group, PLLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 043-10-0-059.00

Karen Johnson Davidson County
Batch# 1213148 DEEDQC
12/06/2024 01:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241206-0094921

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **GAH Holdings, LLC, a Tennessee limited liability company,** "the Grantor," conveyss and quitclaim unto **Glenn A. Harris and Judith G. Harris, husband and wife** "the Grantees," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Madison Park, Section 9, of record in Plan Book 4595, page 136, Register's Office for said County.

Beginning at a point in the Easterly margin of Sealey Drive at the Southwest corner of Madison Park, Section 4; thence with the Southerly line of Madison Park, Section 4, South 81 degrees 12 minutes East 200.45 feet to a point; thence South 0 degrees 06 minutes West 278.60 feet to the Northerly margin of Dupont Avenue; thence with the Northerly margin of said Avenue North 85 degrees 12 minutes West 134.47 feet to a point; thence continuing with the Northerly margin of said Avenue North 83 degrees 28 minutes West 82.61 feet to the beginning of a curve; thence around said curve which has a radius of 25.00 feet Northwesterly 40.26 feet to the Easterly margin of Sealey Drive; thence with the Easterly margin of said Drive North 8 degrees 48 minutes East 262.98 feet to the point of beginning.

Being the same property conveyed to Glenn A. Harris and wife, Judith G. Harris by General Warranty Deed from Glenn A. Harris and wife, Judith G. Harris and Frank A. Harris and wife, Violette D. Harris of record in Book 11572, Page 519, Register's Office for Davidson County, Tennessee, dated July 14, 1999 and recorded on July 14, 1999.

Being the same property conveyed to GAH Holdings, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Glenn A. Harris and wife, Judith G. Harris of record in Instrument No. 20230601-0041147 Register's Office for Davidson County, Tennessee, dated May 16, 2023 and recorded on June 01, 2023.

Being improved property known as 525 North Dupont Avenue, Madison, Tennessee, 37115.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 6th day of December 2024.

GAH Holdings, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Glenn A. Harris
Manager/Co-President

By: _____ (SEAL)
Judith G. Harris
Manager/Co-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ of the state and county mentioned, personally appeared Glenn A. Harris and Judith G. Harris of GAH Holdings, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managers and Co-Presidents of GAH Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Glenn A. Harris and Judith G. Harris of GAH Holdings, LLC as such Managers and Co-Presidents, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managers and Co-Presidents.

Witness my hand and seal, at office in Nashville, Tennessee this 6th day of December, 2024.

_____
Notary Signature

My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of December, 2024.

_____
Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, 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 12.6.24.

Affiant Signature 12-6-24 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 6th day of December, 2024.

Notary Signature

My Commission Expires: 5-9-26

