Karen Johnson Davidson County
Batch # 1213491 DEEDQC
12/09/2024 01:25:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241209-0095442

QUITCLAIM DEED

MISTY D. DICKMEYER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-26-2028

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Brenda J. Harris

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-26-28
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
(NAME) Brenda J. Harris, Trustee.	(NAME) Same	58-10-157
(ADDRESS) 4401 Enchanted Circle	(ADDRESS) Same	
(CITY) (STATE) (ZIP) Nashville, TN 37218	(CITY) (STATE) (ZIP) Same	

KNOW ALL MEN BY THESE PRESENTS that Brenda J. Harris, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Brenda J. Harris, Trustee, or her successors in interest, of the Brenda Harris Living Trust dated August 6, 2024, and any amendments thereto, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

SAID Lot No. 1, which is a corner lot fronts 126.10 feet on the westerly margin of Enchanted Circle and fronts 100.96 feet on the northerly margin of Kings Lane, said frontages being joined by a curve having a length of 40.17 feet, and extends back 146.51 feet on the westerly line and 119.72 feet on the northerly line to a point of intersection.

BEING a portion of the same property conveyed to Nancy J. Collins, married, by deed from Enchanted Hills Associates of record in Book 7755, page 551, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4147, page 49, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of James T. Fleeman by Nancy J. Fleeman as his Attorney in Fact pursuant to a recorded Power of Attorney of record in Book

7871, page 685, Register's Office for Davidson County, Tennessee. The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

Being the same property conveyed to Nathaniel E. Harris and wife, Brenda J. Harris by **Warranty Deed** from Nancy J. Collins and husband, James T. Fleeman, of record in Record Book 7888, Page 72, Register's Office for Davidson County, Tennessee.

This improved property, known as 4401 Enchanted Circle, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND this 6th DAY of August, 2024.

GRANTOR:

Brenda J. Harris

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda J. Harris, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 6th DAY of August, 2024.

NOTARY PUBLIC

My commission expires: 1-26-2028

MISTY D. DICKMEYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-26-2028