Karen Johnson Davidson County
Batch# 1224883 DEEDQC
01/09/2025 11:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250109-0001950

Prepared by: John W. Crow, II, Attorney, 1503 16th Avenue South, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

TODD HARMS

TO

TODD W. HARMS, Trustee of THE TODD W. HARMS TRUST, under Trust Agreement dated March 1, 2021

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 8 day of Jan, 2025, by and between TODD HARMS, an unmarried man ("Grantor"), and TODD W. HARMS, Trustee of THE TODD W. HARMS TRUST, under Trust Agreement dated March 1, 2021 ("Grantee"),

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 38 on the Plan of KING COURT SUBDIVISION SECTION FOUR, of record in Plat Book 9700, Page 111, amendment to plat of record in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> BEING the same property conveyed to **Todd Harms, an unmarried man**, by Warranty Deed from **Bryce A. Beasley, a single man**, dated May 17, 2024, and recorded on May 20, 2024, as Instrument No. 20240520-0037071, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as: 704 Crown Court, Old Hickory, TN 37138.

This conveyance is subject to all matters and restrictions of record.

[signature on following page]

IN WITNESS WHEREOF, Grantor(s) have/has executed this quitclaim deed of realty as of the date written first herein.

Todd Harms

TODD HARMS, Grantor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **TODD HARMS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 23rd day of January, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Jennifer Wheeler

Notary Public

My Commission Expires: 1.28.26

Property Owner(s) Name and Mailing Address	**Person or Entity Responsible for Payment of Property Taxes**
Todd W. Harms, Trustee 704 Crown Ct. Old Hickory, TN 37138	Same/Owner
Property Address	**Map and Parcel No.**
704 Crown Ct. Old Hickory, TN 37138	053 15 0 043.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Tennessee Certification of Electronic Document

I, Alexandra Hulme, 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.

Affiant Signature

1/9/25
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 9th day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1.28.26