Karen Johnson Davidson County
Batch# 1240797 DEEDQC
02/26/2025 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250226-0014249

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Phllip Wright and Rich Harris 532 Mill Station Road Nashville, TN 37207	SAME	071-10-0-196.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 21st day of February, 2025, between **Phillip Wright** ("Grantor"), and **Phillip Wright and Rich Harris, as tenants in common** (collectively "Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Being Lot No. 78B on the Plan of J.B. HAYNIE'S CUMBERLAND HEIGHTS, ZONE LOT DIVISION, LOTS 78 and 80, as of record in Plat Book 6200, Page 537, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same Property conveyed to Phillip Wright by Warranty Deed from Darin Gassaway, of record in Instrument No. 20250225-0014013, said Register's Office.

Being the same property conveyed to Jacqueline Watkins, by Quitclaim Deed from Jacquline E. Watkins and Darin Gassaway, of record in Instrument No. 20180403-0031260, in the Register's Office of Davidson County, Tennessee, dated March 23, 2018 and recorded on April 03, 2018. The said Jacqueline Watkins having since died on August 30, 2024, intestate, devising subject property to Heirs at Law of Jacqueline Watkins. See Affidavits of Heirship of Record in Instrument No. 20250225-0014011 and Instrument No. 20250225-0014012, said Register's Office.

Being the same property conveyed to Jacquline E. Watkins and Darin Gassaway, by Quitclaim Deed from Ruth F. Paine, Executrix of the Estate of H.R. Paine, Jr., of record in Book 8218, Page 383, in the Register's Office of Davidson County, Tennessee, dated October 04, 1990 and recorded on October 17, 1990.

Being the same property conveyed to Jacqueline E. Watkins, Darin Gassaway and H. R. Paine, Jr., by Warranty Deed from Johnnie Bond & Associates, of record in Book 7463, Page 902, in the

Register's Office of Davidson County, Tennessee, dated January 27, 1988 and recorded on February 05, 1988. The said H. R. Paine, Jr. since died on April 02, 1989.

This is improved property known as: 1221A Katie Avenue, Nashville, Tennessee 37207.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____(L.S.)
Phillip Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Phillip Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 21st day of February, 2025.

_____
Notary Public
My Commission Expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

_____
Affiant/Grantee

Subscribed and sworn to before me this 21st day of February, 2025.

_____
Notary Public
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 February 21, 2025.

February 24, 2025

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 24 day of February, 2025.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

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