This instrument prepared by:
Smith Sholar Milliken Matthews, PLLC
846 Conference Drive, Suite #4
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1243140 DEEDQC
03/05/2025 01:10:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250305-0016623

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN MATTHEWS .PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Rita Ann Harrison and Kimberly Harrison	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 230 Jenna Lee Circle	(STREET ADDRESS) "	043-10-0C-027.00-CO
(CITY) (STATE) (ZIP) Madison, TN 37115	(CITY) (STATE) (ZIP) "	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged**, Rita Ann Harrison, unmarried,** Grantor, does hereby quitclaim and convey unto **Rita Ann Harrison, unmarried and Kimberly Harrison, unmarried, as tenants in common with right of survivorship**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit 27 on the Plan of record in Exhibit "C", Declaration of Covenants, Conditions and Restrictions for Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 200702130018408, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rita Ann Harrison, unmarried by Warranty Deed from Frank R. Murphy and Candace R. Murphy, husband and wife, of record in Instrument No. 201809170091909, Register's Office for Davidson County, Tennessee.

This is improved property known as: 230 Jenna Lee Circle, Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 3rd day of March, 2025.

Affiant

My commission expires: 1/28/26
(Affix Seal)

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness my hand this 3rd day of March, 2025.

Rita Ann Harrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2025, before me personally appeared Rita Ann Harrison, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal this 3rd day of March, 2025.

Notary Public My Commission Expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 03/03/2025 (date of document).

Affiant Signature

03/03/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 3rd day of March, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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