Karen Johnson Davidson County
Batch# 1244046 DEEDQC
03/06/2025 02:49:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250306-0017044

1/3

File No: ARS-107777
Grantor's Loan No. 1100192192

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Julie Kay Harrison, 5459 Old Hickory Boulevard, Ashland City, TN 37015

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 057-00-0-010.00

QUITCLAIM DEED

Julie Kay Harrison, as Executrix of the Will in the Estate of William H. Harrison AKA William Harrison, pursuant to Case No 14P771 filed in the Seventh Circuit Court, Davidson County, Tennessee, Probate Division, at Nashville, ("Grantor"), of **5459 Old Hickory Boulevard, Ashland City, TN 37015**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Julie Kay Harrison,** unmarried ("Grantee"), whose tax mailing address is **5459 Old Hickory Boulevard, Ashland City, TN 37015,** with quitclaim covenants, its interest in the following described real estate:

A certain tract of land or parcel of land located in Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the westerly margin of Old Hickory Blvd. and at the southeast corner of the property conveyed to Michael E. Driver and wife, Julia Driver, by deed from Herman Wayne Romans and wife, Betty Joan Romans, of record in Book 4734, page 489, Register's Office of Davidson County; thence with the westerly margin of Old Hickory Boulevard, South 16 deg. 53' 12" West 199.65 feet to an iron pin at the northeast corner of the property conveyed to Jesse T. Martin (now deceased) and wife, Mary W. Martin, by deed from F.A. Dickerson of record in Book k809, page 617, of said Register's Office; thence North 75 deg. 2' 42" West 827.79 feet to an iron pin in an old fence line; thence North 2 deg. 11' 24" East 204.71 feet to an iron pin at Driver's southwest corner; thence with Driver's southerly boundary line, South 75 deg. 2' 42" East 879.71 feet to the point of beginning, containing 3.96 acres, more or less.

Parcel ID: 057-00-0-010.00

Property Address is: 5459 Old Hickory Boulevard, Ashland City, TN 37015

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED AS INSTRUMENT NO. 20100604-0043497 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on February 2, 2025:

Julie Kay Harrison as Executrix of Will in ~~the~~ the 9th

Julie Kay Harrison, as Executrix of the Will in the Estate of William H. Harrison AKA William Harrison

Estate of William H Harrison AKA Willian Harrison

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Julie Kay Harrison, as Executrix of the Will in the Estate of William H. Harrison AKA William Harrison**, personally known to me, or has produced Valid TN DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 2 day of February, 2025.

Sharon Kay Yancey
Notary Public

Sharon Kay Yancey
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

Commission Expires 04-22-2028

STATE OF Tennessee
COUNTY OF Davidson

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

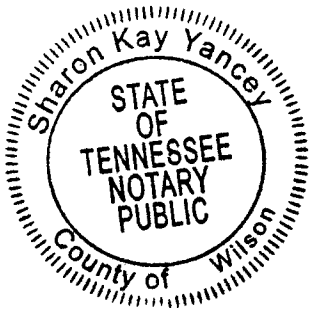
Julie Kay Harrison
Affiant Julie Kay Harrison

Subscribed and sworn to before me on this the 2 day of February 2, 2025.

Sharon Kay Yancey
Notary Public

My Commission Expires: 04-22-2028

SEAL



Tennessee Certification of Electronic Document

I, Kay McClure, 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 2/2/2025 (date of document).

Kay McClure

Affiant Signature

02/07/2025

Date

State of California

County of Placer

Sworn to and subscribed before me this 7th day of February, 2025.

Marissa M Kale

Notary Public: Marissa M Kale

MARISSA M. KALE
COMM. # 2352039
NOTARY PUBLIC • CALIFORNIA
PLACER COUNTY
Comm. Exp. MAR. 17, 2025

My Commission Expires: 03-17-2025

NOTARY'S SEAL