Karen Johnson Davidson County
Batch# 1251990 DEEDQC
03/25/2025 01:25:30 PM 6 pgs
Fees: $33.00 Taxes: $152.44
20250325-0022317

AFTER RECORDING RETURN TO:
Timios, Inc.
5716 Corsa Avenue, Suite 102
Westlake Village, CA 91362
File No. 2577608

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 108-12-0B-178-00

QUITCLAIM DEED

THIS DEED made and entered into on this 18 day of March, 20 25 by and between **TERRENCE MCLAURINE, unmarried and ANGILA MCLAURINE, unmarried, who acquired title as a married couple, as tenants by the entirety,** residing at 3417 Harborwood Circle, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **TERRENCE MCLAURINE, an unmarried man,** residing at 3417 Harborwood Circle, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of FORTY-ONE THOUSAND TWO HUNDRED and NO/100 ($41,200.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3417 Harborwood Circle, Nashville, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 04/20/2020 under Instrument No. 20200420- 0041072 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

TERRENCE MCLAURINE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **TERRENCE MCLAURINE** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TENNESSEE, this 18 day of March, 20 25.

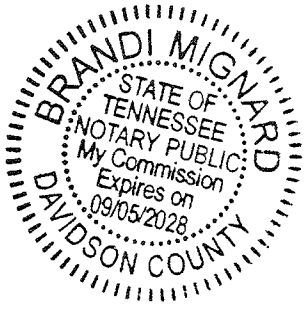
Notary Public

My Commission expires: May 20, 2028

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Angila McLaurine
ANGILA MCLAURINE



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ANGILA MCLAURINE** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 20 day of March, 20 25.

Brandi
Notary Public

My Commission expires: 9-5-2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is **$ 41,200.00**

Affiant

Print Name: TERRENCE M. MCLAURINE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 18 day of March, 2025.

Notary Public
My Commission Expires: May 20, 2028

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

TERRENCE MCLAURINE
3417 Harborwood Circle
Nashville, TN 37214

Name and address of property owner:

TERRENCE MCLAURINE
3417 Harborwood Circle
Nashville, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

CERTAIN PARCELS OF REAL ESTATE SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING FURTHER DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT 142 ON THE PLAN OF PHASE 1A, SECTION 6, HARBORVIEW, OF RECORD IN PLAT BOOK 7900, PAGE 645, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL ID: 108-12-0B-178-00

Property commonly known as: 3417 Harborwood Circle, Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Linda Brown, 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 **03/18/2025** (date of document).

Linda Brown
Affiant Signature

03/21/2025
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this **21st** day of **March**, 2**025**

IMELDA GARCIA
Notary Public - California
Los Angeles County
Commission # 2434833
My Comm. Expires Jan 17, 2027

Imelda Garcia
Notary's Signature

MY COMMISSION EXPIRES: 01/17/2027

NOTARY'S SEAL