Karen Johnson
Batch # 1252322
03/26/2025 12:40:27 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20250326-0022698

This Instrument Prepared By:
Mark L. Kent
Landmark Title, LLC
6 North Public Square
Murfreesboro, TN 37130

Name and Address of New Owner:
The Steven W. Harrison and Gina L. Harrison Revocable Living Trust
c/o Steveven W. Harrison and Gina L. Harrison
2009 Terragreen Ct.
Murfreesboro, TN 37130

Send Tax Bills To:
Gary Wisniewski
4275 Central Pike
Hermitage, TN 37076

MAP: 150
GROUP:
PARCEL NO. 233

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **STEVEN W. HARRISON**, married, "the Grantor," does hereby remise, release and forever quit claim unto **Steven W. Harrison and Gina L. Harrison, Trustees of The Steven W. Harrison and Gina L. Harrison Revocable Living Trust,** "the Grantee," his tenants in common interest in the following described real estate in Davisdon County, Tennessee:

Land in Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey Surveyor #823 dated April 11, 2000, and known as Job No. 000065, more particularly described as follows:

Beginning at an iron pin set on the westerly margin of Dogwood Valley Road, said point of beginning also being in the line of lot # 134 of the plan of Towne Village of The Country Section 2 of record in Book 5200, Page 176, R.O.D.C., TN; thence leaving lot 134 and

continuing with the boundary line of said Towne Village of The Country Section 2 as follows S77°51 '34"E p11ssing the eastern margin of Dogwood Valley Road at 40' in all 161.43' to an iron pin set this survey; thence continuing with said subdivision S28°19'47"E 64.80' to an iron pin set this survey; thence continuing with same N78°51 'I 7"E passing the westerly margin of Maple Ridge Drive at 240' in all 280.00' to an iron pin set on the easterly margin of Maple Ridge Drive; thence with the easterly margin of Maple Ridge Drive NI0°47'03"W 9.76' to an existing iron pin; thence leaving the margin of said drive and continuing with the Towne Village of The Country Section 2 N78°5 I' 17"E 149.65' to an iron pin set; thence leaving Towne Village of The Country Section 2 and with the line of Towne Village of The Country Section 4A of record in Book 6250, Page 20, R.O.D.C.,TN the following 2 calls N70°18'45"E 78.80' to an existing iron pin; thence N58°07'56"E 244.71' to an iron pin set; thence leaving said Section 4A and with the line of Belle Oaks Subdivision Phase 1 of record in Book 6900, Page 768, R.O.D.C., TN S0Cl059'20"W 428.83' to existing iron pin; thence leaving Belle Oaks Subdivison and with the line in part of Nellie L. McAdoo of record in Book 8535, Page 933, R.O.D.C., TN S03 °11 '52"E 219.08' to an iron pin set at a fence post; thence with the line of Daniel Lee Hal□ Sr. of record in Book 8131, Page 431, R.O.D.C., TN Sl0°59'5l"E 132.70' to an iron pin at a fence post; thence leaving Hall and with the line of the Albert L. Clark, Sr. Trustee property of record in Book 10377, Page 498, R.O.D.C., TN N86° 13'55"W 1133.40' to an existing iron pin; thence leaving Clark and with the line of Lake Town Park Section 7 ofr ecord in Book 7900, Page 402, R.O.D.C., TN N80°30'36"W 309.03' to an iron pin set this survey; thence leaving Lake Town Park Section 7 and with the line of Towne Village of The Country Section 3 of record in Book 5200, Page 269, the following calls; N50°57'40"E 367.81' to an existing iron pin; thence N29°59'17"E 109.04' to an existing iron pin; thence N00°09'06"E 169.04' to an iron pin set in the line of said Towne Village of The Country Section 2; thence with the line of Towne Village of The Country Section 2 the following 3 calls N71°58'04"E 72.33' to an iron pin set this survey; thence S76°3 l '52"E l 08.32' to an iron pin set this survey, the southeast comer of said Jot 134 of Towne Village of The Country Section 2; thence with the line of lot 134 N12°08'26"E 2.69' to the point of beginning containing 15.56 acres more or less.

Being the same property conveyed to Fred Ritter described as Tract 2 in the deed from Beazer Homes, Corp, d/b/a Phillips Builders of record in Book 11204, page 888, said Register's Office, which tract is all of Map 150, Parcel 233.

Being the same property conveyed to Gary Wisniewski and Steven W. Harrison, as tenants in common, by Fred Ritter, joined by wife Thelma Ritter, on the 11th day of May, 2000 of record in the Register's Office for Davidson County, Tennessee, Instrument Number: 20000526-0052526.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be executed on the 24 day of January, 2025.

STEVEN W. HARRISON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 24th day of January, 2025, before me personally appeared Steven W. Harrison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of January, 2025.

Mark L. Kent
Notary Signature
My commission expires: 11/22/2025

MARK LEE KENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES NOVEMBER 22, 2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STEVEN W. HARRISON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 24th day of January, 2025, before me personally appeared Steven W. Harrison, to me known to be the person (or persons) described in and who executed this Affidavit of Value, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of January, 2025.

Mark L. Kent
Notary Signature
My commission expires: 11/22/2025

MARK LEE KENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES NOVEMBER 22, 2025