THIS INSTRUMENT PREPARED BY:

[Blank Space Left for Recorder Stamp]

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 1255874 DEEDQC
04/03/2025 08:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250403-0025252

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00

Deborah Jane Shelton Harris
Affiant

Subscribed and sworn to before me this 2nd day of April 2025.

Notary Public

My Commission Expires: _____

JENNIFER A. ROOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

[Do Not Stamp on Text Below]

Address New Owner (s) as follows:	**Send Tax Bills To:**	**Tax Information: Tax Parcel ID No.**
Deborah Jane Shelton Harris, Trustee under the Deborah Jane Shelton Harris Revocable Trust 11 Burton Hills Blvd, Apt N108 Nashville TN 37215	Same	131 11 0 086.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua T. Larkin, unmarried,** ("Grantor"), does hereby quitclaim and convey unto **Deborah Jane Shelton Harris, Trustee under The Deborah Jane Shelton Harris Revocable Trust dated April 2, 2025,** ("the Grantee"), her heirs, successors, and assigns, all his right, title, and interest, and **Deborah Jane Shelton Harris as Life Tenant** (the "Grantor")(collectively, "Grantors"), does hereby quitclaim and convey unto the Grantee, her heirs, successors, and assigns, all her right, title, and interest (the Grantors as such both quitclaim and convey unto the Grantee all their right, title, and interest to Grantee), in and to all that tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 2 on the final Plat of the Derryberry Property of record as Instrument No. 200112060134231, Register's Office for Davidson County, Tennessee, consisting of 2.54 acres, more or less and fronting on Granny White Pike, being a portion of the property described below:

Tract 1

Land in Davidson County, Tennessee, being the northerly 170 feet of Lot No. 2 on the Plan of subdivision of the T.T. Jenkins Home Place, as of record in Book 547, Page 20, Register's Office for said County.

Said part of Lot No. 2 fronts 170 feet on the easterly side of Granny White Pike and extends back 516 feet on the north line and 549 feet on the south line to the westerly line of Lot No. 5 measuring 170 feet thereon.

Tract 2

Land in Davidson County, Tennessee, being the western part of the southerly 183 feet of Lot No. 2 on the plat of the subdivision of J.T. Jenkins Home Place as of record in Book 547, Page 20, Register's Office for said County.

Said part of Lot No. 2 fronts 183 feet on the easterly side of Granny White Pike and runs back from the center of Granny White Pike 406 feet on the southerly line and 370 feet on the northerly line to a dead line measuring 180 feet, more or less.

Being the same property conveyed to Joshua T. Larkin, unmarried, by Quitclaim Deed With Retained Life Estate by Deborah Jane Shelton Harris from Deborah Jane Shelton Harris of record in Instrument #20230601-0041201, Register's Office, Davidson County, TN dated June 1, 2023, and recorded June 1, 2023. Deborah Jane Shelton Harris joins on this deed.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This Trust ("The Deborah Jane Shelton Harris Revocable Trust" is a revocable trust established pursuant to the laws of the State of Tennessee. The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS MY HAND THIS 2nd DAY OF APRIL, 2025.

Joshua T. Larkin

Deborah Jane Sheldon Harris

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me Jennifer A. Rooker, a Notary Public of said County and State, appeared **Joshua T. Larkin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 2nd day of April 2025.

JENNIFER A. ROOKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me Jennifer A. Rooker, a Notary Public of said County and State, appeared **Deborah Jane Sheldon Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 2nd day of April 2025.

JENNIFER A. ROOKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

NOTARY PUBLIC

My Commission Expires:

Certificate of Authenticity

I, **Michael S. Goode**, 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 on **April 2, 2025**.

Affiant Signature

4/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of April 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

