Karen Johnson Davidson County Batch # 1264431 DEEDQC 04/24/2025 10:46:43 AM 2 pgs Fees: $12.00 Taxes: $0.00 20250424-0031528	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED, SWORN TO BEFORE ME, THIS THE 23 DAY OF April 2025. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE HARRIS FAMILY LIVING TRUST	**SAME**	**142-13-C 106**
(NAME) **8816 Sawyer Brown Road**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Sanford Harris and wife, Sandra Harris,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Sanford D. Harris and Sandra Carol Harris, Trustees of THE HARRIS FAMILY LIVING TRUST,** established by **The Trust Agreement of THE HARRIS FAMILY LIVING TRUST, Dated April 23rd, 2025,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

*Unit No. 8816, together with the carport designated No. 8816-c, in RIVER PLANTATION, SECTION ELEVEN, PHASE 2, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 2, Condominium Apartments, recorded in Book 9700, page 748, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11156, page 361, Register's Office for Davidson County, Tennessee, and Plat Book 9700, page 748, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 2, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 482, et. Seq. , Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; and Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835; said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein. *Section Eleven, Phase 4, by annx. Docu. of record in Book 11432, page 903, and Plat Book 9700, pages 884 and 885.*

This conveyance is subject to the aforesaid Master Deed, By-laws, Plats and annexation documents and is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, pages 745, et. seq., as re-recorded in Book 7900, page 945 Register's office for said County and to taxes for the year 1999.

Being the same property conveyed to Sanford Harris and wife, Sandra Harris, by Warranty Deed from Haury and Smith Contractors, Inc., dated August 31, 1999, of record in Book 11649, Page 676, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Unimproved ( )
This is improved (X) property, known as: **8816 Sawyer Brown Road, Nashville, Tennessee 37221.**

Witness our hands, this the 23rd day of April, 2025.

Sanford Harris

Sandra Harris

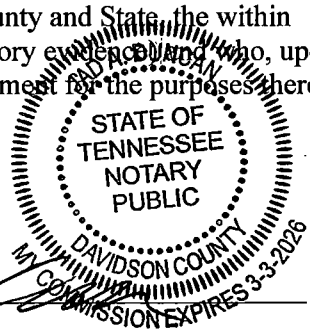
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Franklin HARRIS** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 23rd day of April, **2025.**

My Commission Expires: 3/3/2026

Notary Public



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Catherine Joyce HARRIS** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 23rd day of April, **2025.**

My Commission Expires: 3/3/2026

Notary Public

