This Instrument Prepared By:
Tammy L. Anderson, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch # 1284441 DEEDQC
06/13/2025 03:18:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250613-0046407

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Sara Jean Schweitzer	
3106 Oxford Street	Same as New Owner
Nashville, TN 37216	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Joseph Leigh Harris, a married person** *(herein called "Grantor")*, does hereby convey, transfer, remise, release, relinquish and quitclaim to **Sara Jean Schweitzer, an unmarried person***(herein called "Grantee")*, all of Grantor's right, title and interest in and to the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 48 on the map of Rayon City, as of record in Plat Book 843, page 13, amended by the plat of the Resubdivision of a Portion of Lots 47 and 48 on the Plan of Rayon City, of record in Plat Book 5190, Page 59, shown as Lot No. 48, parcel 138 on said plat, Register's Office for Davidson County, Tennessee. To which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph Leigh Harris by instrument of record in Instrument No. 20201020-0121731 in the Davidson County, Tennessee Register of Deeds Office.

Tax Parcel 044 05 0 0138.00

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11 day of April, 2025.

GRANTOR:

Joseph Leigh Harris

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Joseph Leigh Harris**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 11 day of April, 2025.

Tammy L. Anderson
Notary Public
My Commission Expires: 8/19/25

(SEAL)

TAMMY L. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires August 19, 2025

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHERMORE, NO TAX ADVICE (GIFT TAX OR INCOME TAX), NOR ESTATE PLANNING (TENNCARE, MEDICAID, NURSING HOME, ETC.) ADVICE WAS ASKED FOR OR PROVIDED TO GRANTOR OR GRANTEE.

UPON SIGNING THIS DEED IT SHOULD BE RECORDED IN THE REGISTER OF DEEDS OFFICE AS SOON AS POSSIBLE TO AID IN PROTECTING GRANTEE'S OWNERSHIP INTEREST FROM ADVERSE MATTERS (LIENS, ETC.) FILED PRIOR TO RECORDING THIS DEED.

GRANTEE AND GRANTOR ARE STRONGLY ADVISED TO IMMEDIATELY NOTIFY AND CONFER WITH ANY EXISTING HOMEOWNERS INSURANCE COMPANY (CASUALTY, LIABILITY, ETC.) OF THE CHANGE IN OWNERSHIP OF THE HEREIN CONVEYED PROPERTY TO AVOID ANY POSSIBLE LAPSE OR TERMINATION OF COVERAGE DUE TO CHANGE IN OWNERSHIP.

THE PREPARER OF THIS INSTRUMENT IS NOT THE SETTLEMENT AGENT FOR THIS TRANSACTION FOR I.R.S. REPORTING REQUIREMENTS OR FOR ANY OTHER PURPOSE.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer of the property transferred is $ -0-.

Affiant

Subscribed and sworn to before me this 11 day of April, 2025.

Tammy L. Anderson
Notary Public
My Commission Expires: 8/19/25

(SEAL)

TAMMY L. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires August 19, 2025