Karen Johnson Davidson County
Batch# 1287229 DEEDQC
06/20/2025 08:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250620-0048151

QUITCLAIM DEED

RWANDA I REED
Notary Public - State of Maryland
Baltimore County
My Commission Expires Dec 18, 2028

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF ~~DAVIDSON~~ Baltimore

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Leslie Gudel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JUNE, 2025.

Rwanda I. Reed
Notary Public Rwanda I Reed

MY COMMISSION EXPIRES: 12/18/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James T. Harnen	Same as owner	132-10-0-017.00
(NAME) 4401 Curtiswood Circle	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Leslie Gudel** (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **James T. Harnen** (the "**Grantee**"), his heirs and assigns, all her right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is property more commonly known as 4401 Curtiswood Circle, Nashville, Tennessee 37204.

Completed via Remote Online Notarization using 2 way Audio/Video technology.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 18 day of June, 2025.

GRANTOR:

Leslie Gudel

Leslie Gudel

STATE OF ~~XXXXXXXX~~ Maryland)

COUNTY OF ~~XXXXXXXX~~ Baltimore)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Leslie Gudel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of June, 2025.

RWANDA I REED
Notary Public - State of Maryland
Baltimore County
My Commission Expires Dec 18, 2028

Rwanda I. Reed

Notary Public Rwanda I Reed

My Commission Expires: 12/18/2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: d9b25cbb-5853-477d-99a7-275e2a97aab0

202506200048151

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Curtiswood Estates of record in Plat Book 2331, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jimmy Harnen, as to 65% ownership and Leslie Gudel, as to 35% ownership, as tenants in common, by Warranty Deed from John M. Brown and Kelli Brown, husband and wife, of record in Instrument No. 20240716-0053387, Register's Office for Davidson County, Tennessee, dated July 12, 2024, and recorded on July 16, 2024.

Jimmy Harnen and James T. Harnen are one and the same person.

NotaryCam Doc ID: d9b25cbb-5853-477d-99a7-275e2a97aab0

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 June 18, 2025.

Affiant Signature

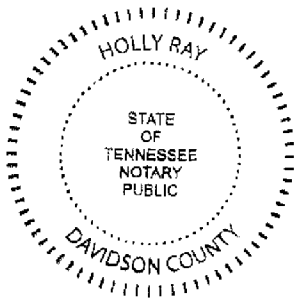
June 18, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of June, 2025.



Notary's Signature

My Commission Expires: 03/09/27