This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson
Batch # 1297226
07/14/2025 01:36:11 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250714-0055318

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Jaime Nicole Athens & Tyler Edward Harrison 1408 Walsh Street Nashville, TN 37208	NEW OWNER	081-03-0-062.00

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, **Jaime Nicole Athens and Tyler Edward Harrison** "the Grantors," conveys and quitclaims unto **Tyler Edward Harrison and Jaime Athens Harrison, husband and wife** "the Grantees," all of Grantors' interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of H.N. Myers Plan of Lots of record in Plat Book 21, Page 48, 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 Jaime Nicole Athens, an unmarried woman and Tyler Edward Harrison, an unmarried man, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, dated September 23, 2021, and recorded on September 30, 2021, in Instrument No. 20210930-0131573, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 12 day of July, 2025.

Jaime Harrison (SEAL)
~~Jaime Nicole Athens~~
Jaime Athens Harrison

Tyler Harrison (SEAL)
Tyler Edward Harrison

STATE OF TENNESSEE)
)
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said State and County, **Jaime Nicole Athens and Tyler Edward Harrison**, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

TRACY L. UMEDA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand and official seal this 12 day of July, 2025.

Tracy L. Umeda
Notary Public
My commission expires: 11/08/2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

Tyler Harrison Tyler Harrison
(Affiant)

Tracy L. Umeda
Notary Public My commission expires: 11/08/2027

TRACY L. UMEDA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY