Karen Johnson Davidson County
Batch# 1300886 DEEDQC
07/23/2025 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250723-0058137

DAVID NABORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value for this transfer is $-0-.

Frank A. Harris
Affiant

Subscribed and sworn to before me, this 26th day of July, 2025.

Notary Public

My commission expires: March 3, 2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
The Frank and Violette Harris Revocable Living Trust	**NEW OWNER**	**044-14-0-048.00 & 044-10-0-020.00**
110 Mount Vernon Drive		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Frank A. Harris,** (hereinafter the "Grantor"), hereby quitclaims and conveys to **The Frank and Violette Harris Revocable Living Trust,** (hereinafter the "Grantee") its representatives and assigns, any and all right, title and interest that they have in and to the following real property located in **Davidson** County, Tennessee, being further described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 92 on the plan of Section 1, Rolling Green Subdivision, as shown on plat of record in Plan Book 1424, Pages 75 and 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

That portion of Donelson Avenue extending from Fowler Street westwardly to the easterly margin of Tennessee Central Railway which is now closed, vacated and abandoned.

Being the same property conveyed to Frank A. Harris from Jonathan Harris by Quitclaim Deed of record as Instrument No. 20220418-0043982 in the Register's Office for Davidson County, Tennessee.

Being also known as 700 Fowler Street, Old Hickory, TN 37138.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 92-A on the plan of Section 1, Rolling Green Subdivision, as shown on plat of record in Plan Book 1424, Pages 75 and 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Said Lot 92-A is described as beginning at a point in the northernly margin of an off-set Donelson Avenue in the east margin of Tennessee Central Railroad right-of-way; thence easterly along said off-set 78 feet to a point; thence southerly 25 feet to the north margin of Donelson Avenue; thence easterly with said Avenue 140 feet to a point at the beginning of a curve; thence around said curve in a northerly direction 45.3 feet to a point in the westerly margin of Fowler Street; thence with said Street along a curve in a northwesterly direction 274.4 feet to a point, and continuing with said Street in northwesterly direction 169 feet to a point marked "Tract Boundary"; thence along the tract boundary South 40 deg. 50 min. West 74.6 feet to the right-of-way of the Railroad; thence southerly along said right-of-way 296.5 feet to the point of beginning.

Being the same property conveyed to Frank A. Harris from Jonathan Harris by Quitclaim Deed of record as Instrument No. 20220418-0043982 in the Register's Office for Davidson County, Tennessee.

Being also Known as 0 Fowler Street, Old Hickory, TN 37138.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 21st day of July, 2025.

Frank A. Harris

Frank Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Frank Harris, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of July, 2025.

Notary Public
My Commission Expires: March 3, 2026

DAVID NABORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Rebecca A. Dohoda, 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 7/21/25 (date of document).

Rebecca A Dohoda
Affiant Signature

7/21/25
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 21st day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

