Karen Johnson Davidson County
Batch# 1306098 DEEDQC
08/05/2025 10:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250805-0062056

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Maria Sandoval Montoya, Successor Trustee of the Todd W. Harms Trust under Trust Agreement dated March 1, 2021

TO:

Ian L. Harms

TRUSTEE'S DEED

THIS TRUSTEE'S DEED OF REALTY, executed this 29th day of July, 2025, by and between **Maria Sandoval Montoya, Successor Trustee of the Todd W. Harms Trust under Trust Agreement dated March 1, 2021** ("Grantor"), and **Ian L. Harms** ("Grantee"),

WITNESSETH:

That I, Maria Sandoval Montoya, Successor Trustee of the Todd W. Harms Trust under Trust Agreement dated March 1, 2021, under the terms of the Trust Agreement, and pursuant to the authority granted under Tenn. Code Ann. § 35-15-816, hereby convey and transfer to Ian L. Harms, the Grantee, all right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 38 on the Plan of KING COURT SUBDIVISION SECTION FOUR, of record in Plat Book 9700, Page 111, amendment to plat of record in Book 10159, Page 42, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Todd W. Harms, Trustee of the Todd W. Harms Trust, under Trust Agreement dated March 1, 2021, by Quitclaim Deed from Todd Harms, an unmarried man, dated January 8, 2025, and recorded on January 9, 2025, as Instrument No. 20250109-0001950, in the Register's Office for Davidson County, Tennessee. Todd W. Harms passed away on May 1, 2025. Pursuant to the Todd W. Harms Trust, under Trust Agreement dated March 1, 2021, Maria Sandoval Montoya became Successor Trustee at the death of Todd W. Harms.
>
> FURTHER being the same property conveyed to Todd Harms, an unmarried man, by Warranty Deed from Bryce A. Beasley, a single man, dated May 17, 2024, and recorded on May 20, 2024, as Instrument No. 20240520-0037071, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance is made pursuant to the terms of the Todd W. Harms Trust, under Trust Agreement dated March 1, 2021, which directs the distribution of the above-described property to the Grantee, Ian L. Harms, following the death of the original Trustee, Todd W. Harms. Todd W. Harms passed away on May 1, 2025.

The undersigned Successor Trustee covenants that she is duly authorized to make this conveyance and that the Trust has not been revoked, modified, or amended in any manner that would adversely affect this transfer. This Trustee's Deed is a Special Warranty Deed, whereby the Successor Trustee warrants title against claims arising by, through, or under the Trust, but not against defects existing prior to the Trust's ownership of the property.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property, known as: **704 Crown Court, Old Hickory, TN 37138.**

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Maria Sandoval Montoya, Successor Trustee of the
Todd W. Harms Trust, under Trust Agreement dated
March 1, 2021
Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Maria Sandoval Montoya**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 29th day of July, 2025.

KELLY ANN THORNBURG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034011955
MY COMMISSION EXPIRES 10/16/2028

Notary Public

My Commission Expires: 10/16/2028

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX AS A DEED EXECUTED BY THE TRUSTEE OF A TESTAMENTARY TRUST OR REVOCABLE LIVING TRUST TO IMPLEMENT THE DISTRIBUTION OF THE REAL PROPERTY TO A TRUST BENEFICIARY OR BENEFICIARY, PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(viii).

Property Owner(s) Name and Mailing Address	Person or Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Ian L. Harms 4266 Clover Lane Brighton, CO 80601	Same/Owner	704 Crown Court Old Hickory, TN 37138 Parcel No. 053-15-0-043.00

Certificate of Authenticity

I, Ariel Joaquin, 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 July 24, 2025.

Ariel Joaquin
Affiant Signature

8.5.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of August, 2025.

Jennifer Wheeler
Notary's Signature
My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026