Karen Johnson
Batch # 1314822
08/26/2025 12 32.35 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250826-0068251

PREPARED BY:
MONTE D. WATKINS
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel Number:
Sannon Renee Romain, Trustee of the Jacob Harrison Trust 5312 Kimsaw Circle Antioch, TN 37013	Same	183050A23300CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Shannon Renee Romain, unmarried, Grantor, by these presents do hereby quitclaim and convey unto Shannon Renee Romain, unmarried, Trustee of the Harrison Jacob Trust, Grantee, dated August ___ 2025, and to the Trustee's heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 529, PHASE 5, SECTION 8, OCTOBER WOODS, as shown on plat of record in Instrument No 19991214-0303098, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shannon Renee Romain by warranty deed from Brandon S. Parker, unmarried of record at Instrument No. 20200622-0066820, Register's Office of Davidson County, Tennessee.

This is improved property known as 5312 Kimsaw Circle, Antioch TN 37013.

Said property is conveyed subject to such limitations, restrictions, and encumbrances and easements as may affect the premises, including at Instrument No. 19991214-0303098, Instrument No. 19991214-0303097, Book 9840, Page 267, Book 9840, Page 259, Book 8443, Page 75, Instrument No 20000425-0041127, Book 11367, Page 166 and Book 10010, Page 50, in said Register's Office.

Witness our hands this 19th day of August, 2025.

Shannon Rene Romain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Stephen C. Sexton, a Notary Public in and for the County and State aforesaid, personally appeared Shannon Renee Romain, the bargainor, 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 and seal, at my office in Nashville, Tennessee, this the 19th day of August, 2025.

Notary Public

My Commission Expires 7/7/27

STEPHEN C. SEXTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me, this 19 day of August, 2025

Notary Public

My commission expires: 7/7/27

STEPHEN C. SEXTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.