PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Nancy Laurice Harrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 2025.

Emily Hobby
Notary Public
My Commission Expires: 3/14/29

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

Karen Johnson Davidson County
Batch# 1324405 DEEDQC
09/19/2025 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250919-0075162

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Harrell Family Trust **3700 Tibbs Dr** **Nashville, TN 37211**	**Same**	**133 06 0 197.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Agnes Harrell has bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Agnes Harrell and Nancy Laurice Harrell, Co-Trustees of the Harrell Family Trust established September 4, 2025, their successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 1 on the Plan of Leonard Heights of record in Book 2330 Page 15, Register's Office for Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Tibbs Drive, the Common Corner of Lots 1 and 2; thence in a northerly direction along the common line between said Lots 146 feet to a point; thence in a westerly direction 125 feet to a point in the easterly margin of Tibbs Drive; thence in a southerly direction along the said margin of Tibbs Drive 121.1 feet to a point; thence around a curve in Tibbs Drive in a southeasterly direction 39.19 feet to a point in the northerly margin of Tibbs Drive; thence along the margin of said Drive easterly 100.1 feet to the point of beginning.

Being the same property conveyed to Ernest Merritt Harrell, Jr. and Agnes Harrell by deed from Henry Hudson and Carson C. Drive, Jr. d/b/a Hudson and Driver Construction Company, of record in Book 2692 Page 1, Register's Office for Davidson County, Tennessee. Ernest Merritt Harrell, Jr. died on June 30, 1977, leaving Agnes Harrell as sole tenant by the entirety.

This is improved property known as 3700 Tibbs Drive, Nashville, Tennessee 37211.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 4th day of SEPTEMBER, 2025.

Agnes Harrell

Agnes Harrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Agnes Harrell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of Sept., 2025.

Notary Public

My Commission expires 3/4/29

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

I, Amy Cross Nance, 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 this 4 day of Sept 2025

Dated September 19, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 19 day of September, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL