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

Karen Johnson Davidson County
Batch# 1324423 DEEDQC
09/19/2025 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250919-0075196

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Lynn M Harnen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 2025.

Notary Public
My Commission Expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Lynn Harnen Revocable Trust **2014 Sweetbriar Ave.** **Nashville, TN 37212**	**Same**	**104-15-0-442.00**

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 Lynn M. Harnen has bargained and sold, and does hereby conveys, remises, releases and forever quitclaims unto Lynn Marie Harnen, Trustee of the Lynn Harnen Revocable Trust established September 16, 2025, her 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. 2 on the Plan of Sweetbriar Place of record in Plat Book 4860, Page 59, 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 James T. Harnen, Jr. and Lynn M. Harnen, by deed from Dalon K. Berry and wife, Michelle L. Berry, of record in Instrument No. 20180814-0080131, Register's Office for Davidson County, Tennessee. Being further conveyed to Long Dog Associates, LLC by Quitclaim Deed from James T. Harnen, Jr. and Lynn M. Harnen, of record in Instrument No. 20181126-0115048, Register's Office for Davidson County, Tennessee. Being further conveyed to Lynn M. Harnen by Quitclaim Deed from Long Dog Associates, LLC, of record in Instrument No. 20231128-0091587, Register's Office for Davidson County, Tennessee.

This is improved property known as 2014 Sweetbriar Avenue, Nashville, Tennessee 37212.

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 16 day of September, 2025.

Lynn M. Harnen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynn M. Harnen 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 Franklin, Tennessee, this 16th day of September, 2025.

Notary Public

My Commission expires 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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 16 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