Address New Owner	Map-Parcel Numbers	Send Tax Bills To.
Nicholas Albert Harb and Christine Rowan Harb 3401 Wimbledon Road Nashville, TN 37215	**092-13-0-126.00**	**Same**

Karen Johnson
Batch # 1346239
11/14/2025 08 31 51 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251114-0090751

This instrument prepared by: Carter Shelton Jones
2021 Richard Jones Road, Suite 240, Nashville, TN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **CHRISTINE ROWAN HARB (formerly known as Christine Marie Rowan)** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Nichola Albert Harb and Christine Rowan Harb, husband and wife** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **3806 Elkins Avenue, Nashville, TN 37209.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 11 day of November, 2025

Notary Public
My Commission Expires 06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 11 day of November, 2025

CHRISTINE ROWAN HARB

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 **Christine Rowan Harb**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 11 day of Nov., 2025.

Notary Public

My Commission Expires:
1.1.2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 4 in the Block No 19 on the Plan of Charlotte Park Company's Section Addition of record in Plat Book 57, Page (s) 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts fifty (50) feet on the North side of 2nd or Elkins Avenue and extends back Northwardly between parallel lines, one hundred and fifty (150) feet to an alley, showing fifty (50) feet on said alley

BEING the same property conveyed to Christine Marie Rowan, by deed of record as Instrument Number 20160301-0019390, in the Register's Office for Davidson County, Tennessee