(Doc 1/3)
File No: ARS-119861
Grantor's Loan No. 623324799357

Karen Johnson Davidson County
Batch# 1348038 DEEDQC
11/19/2025 03:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251119-0092347

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
James E. Harrison, 3349 Township Road, Antioch, TN 37013

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 150-11-0-138.00

QUITCLAIM DEED

James E. Harrison, Jr., unmarried, sole heir of BARBARA HARRISON A/K/A BARBARA LACHERYL THOMPSON HARRISON, deceased, ("Grantor"), of 3349 Township Road, Antioch, TN 37013, for and in consideration of $0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to **James E. Harrison, Jr.,** unmarried, ("Grantee"), whose tax mailing address is 3349 Township Road, Antioch, TN 37013, with quitclaim covenants, his/her/their interest in the following described real estate in the County of Davidson, State of Tennessee:

BEING LOT NO. 199 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION THREE, OF RECORD IN BOOK 5200, PAGES 268 AND 269, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID: 150-11-0-138.00

Property Address is: 3349 Township Road, Antioch, TN 37013

Being the same property conveyed to BARBARA HARRISON, MARRIED from RITA L. WESTMORELAND-FANN by Warranty Deed dated April 26, 2002 and recorded May 2, 2002 among the Land Records of Davidson County, State of Tennessee in Instrument No. 20020502-0054059.

BARBARA HARRISON A/K/A BARBARA LACHERYL THOMPSON HARRISON, deceased, departed this life 9/27/2019, thereby transferring her interest to the Grantor herein as Sole Heir, pursuant to the Affidavits of Heirship recorded 1/3/2023 as Instruments 20230103-0000004 and 20230103-0000005, in the County of Davidson, State of Tennessee.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on October 29th, 2025:

James E. Harrison Jr.

James E. Harrison, Jr.

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **James E. Harrison, Jr.** personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of October, 2025.

Notary Public

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 29th day of October, 2025.

Notary Public

My Commission Expires: 08/01/2028

SEAL

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Sylvia Flake, 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 10/29/2025 (date of document).

Affiant Signature

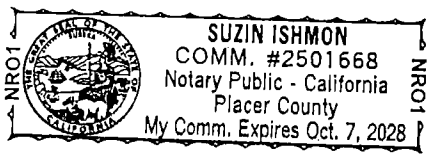
11/7/25
Date

State of California

County of Placer

Sworn to and subscribed before me this 7th day of November, 2025.

Notary Public: Suzin Ishmon



My Commission Expires: 10-07-2028

NOTARY'S SEAL