Karen Johnson Davidson County
Batch# 1356836 DEEDQC
12/11/2025 12:48:30 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20251211-0098729

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409, et seq. Timothy Michael Harms, Affiant Sworn to and subscribed before me this December 10, 2025. Notary Public Comm Exp:

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
TIMOTHY HARMS and ELIZABETH HARMS		
850 Neartop Drive	SAME AS NEW OWNER	103-14-052
Nashville, Tennessee 37205		

QUITCLAIM DEED

BE IT KNOWN THAT I, TIMOTHY M. HARMS, am the sole owner of the property herein described. It is my express desire to convey to my spouse, ELIZABETH HARMS, a tenancy by the entireties interest in said property.

THEREFORE, FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of creating tenancy by the entireties with my spouse, I, TIMOTHY M. HARMS, by these presents do hereby quitclaim and convey unto ROBERT M. PAUTIENUS III, Trustee, his successors and assigns, all my right, title and interest in and to the following parcel of land in Davidson, Tennessee, more particularly described to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Hillwood Terrace, of record in Book 2663, Page 50, Register's Office for Davidson County, Tennessee, to which said plan reference *is* hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to TIMOTHY M. HARMS, unmarried, from CARY J. LEPZELTER and wife, TERESA J. SECULES, by Warranty Deed of record in Instrument #200007110068687, Register's Office for Davidson County, Tennessee.

The foregoing description is taken verbatim from the prior deed of record.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AND NOW, I, ROBERT M. PAUTIENUS III, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **TIMOTHY HARMS** and wife, **ELIZABETH HARMS**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

This is improved property known as 850 Neartop Drive, Nashville, Tennessee 37205.

WITNESS OUR HANDS this 10th day of December, 2025.

Timothy M. Harms
TIMOTHY M. HARMS

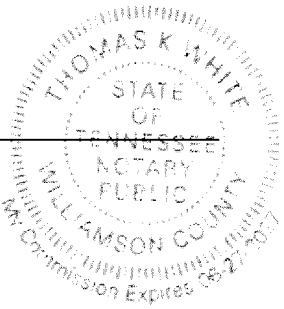
ROBERT M. PAUTIENUS III, Trustee

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 TIMOTHY M. HARMS with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand and official seal at Brentwood, Tennessee, this 10th day of December, 2025.

Notary Public

My Commission Expires: _____

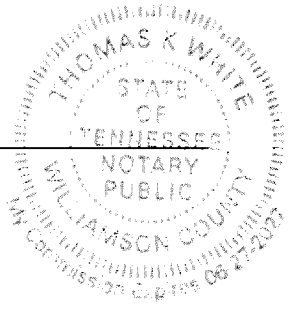


STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT M. PAUTIENUS III, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand and official seal at Brentwood, Tennessee, this 10th day of December, 2025.

Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 DECEMBER 10, 2025.

ROBERT M. PAUTIENUS III Date

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 10th day of December, 2025.

Notary Public

My Commission Expires: _____

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027