Karen Johnson Davidson County
Batch# 1360303 DEEDQC
12/19/2025 02:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251219-0101118

This Instrument Prepared By:
Lesley Felton
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Parcel ID.
Lois Harris 3518 Libby Ct. Oakland, California 94619	Lois Harris 3518 Libby Ct. Oakland, California 94619	08115057700

For and in consideration of the sum of ONE DOLLAR and 00/100 Dollars ($1.00), the receipt and sufficiency of which are hereby acknowledged, **ANDERSON EUGENE HARRIS,** an individual residing in the State of California ("Grantor"), does hereby quitclaim unto **LOIS HARRIS,** an individual residing in the State of California ("Grantee"), her heirs, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 1734 Jefferson Street, Nashville, Tennessee 37208.

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

The Property herein conveyed does not constitute the homestead property of the Grantor.

Witness my hand this 8 day of October, 2025.

Anderson Eugene Harris

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~CALIFORNIA~~ Tennessee AS)SS
COUJTY OF Davidson)

On 8th October 2025, before me, Angie Seriana a Notary Public, personally appeared Anderson Eugene Harris who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same as his free act and deed.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Tennessee AS that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature Angie Seriana

My Commission Expires: October 20, 2026

This area for official notarial seal

Notary Name: Angie Seriana

Notary Phone 615-495-4885

Notary Registration Number: N/A

County of Principal Place of Business: Robertson

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 44, on the Map of J. M. and T. J. Harding's Subdivision, of record in Plat Book 21, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Less and Except that portion of property conveyed in Book 4225 Page 296 and Book 5253, Page 233, Register's Office for Davidson County, Tennessee, to which deeds reference is here made for a more complete description of the excluded property.

Being part of the same property conveyed to Luther C. Harris and wife, Helen Louise Watkins Harris by Warranty Deed from W. H. Lavine, Trustee of record in Book 1974, page 537, Register's Office for Davidson County, Tennessee, dated October 06, 1947 and recorded on May 28, 1951.

The said Luther C. Harris died on January 29, 1961, leaving Helen Louise Watkins Harris as the surviving tenant by the entirety.

The said Helen Louise Watkins Harris later remarried, and became known as Helen Louise Harris McAlpin.

The said Helen Louise Harris McAlpin died on September 30, 2003, and by her Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as Docket No. 03P-1657, devised the subject property to Luther Conrad Harris, Jr., Lois Juanita Saffold and Anderson Eugene Harris, a one-third share each.

Being a portion of the same property devised to Luther Conrad Harris, Jr. who subsequently died intestate, which Affidavit of Heirship recorded in Instr. No. 202512190101115__, in the Register's Office of Davidson County, Tennessee confirmed his only heirs at law to be his son Luther Harris aka Luther Harris III, and his wife Jill Baker.

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 25th day of November, 2025.

Notary Public

My Commission Expires: 9/5/2028

4922-8402-3932, v. 1

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 10/08/2025 (date of document).

Affiant Signature

12-19-2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of December, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON