Karen Johnson Davidson County
Batch# 1435157 DEEDQC
06/17/2026 11:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260617-0054978

THIS INSTRUMENT PREPARED BY:
MICHAEL R. GRIFFIN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

KAREN SUMMERLOTH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 15th day of June, 2026.

Notary Public

My Commission Expires: 11-8-2028

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Howard Leon Harlan III and Kathryn Kersey Harlan 3534 Richland Avenue Nashville, TN 37205	New Owner	104-09-0-302.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **HOWARD LEON HARLAN III AND KATHRYN KERSEY HARLAN, CO-TRUSTEES OF THE HARLAN FAMILY TRUST, DATED NOVEMBER 26, 2019** (collectively "Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise, quitclaim and give unto **HOWARD LEON HARLAN III AND KATHRYN KERSEY HARLAN**, husband and wife (collectively "Grantees"), all right, title and interest of Grantors in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein.

This is improved property known as 3534 Richland Avenue, Nashville, Tennessee 37205.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this this 15 day of June, 2026.

Howard Leon Harlan III, Co-Trustee of
The Harlan Family Trust, dated November 26,2019

Kathryn Kersey Harlan, Co-Trustee of
The Harlan Family Trust, dated November 26,2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HOWARD LEON HARLAN III AND KATHRYN KERSEY HARLAN, CO-TRUSTEES OF THE HARLAN FAMILY TRUST, DATED NOVEMBER 26, 2019**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal this 15 day of June, 2026.

Notary Public

My Commission Expires: 07/03/2028

MICHAEL R. GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2028

4908-1501-4031, v. 1

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 115 of Block 4 on the Map of Richland Realty Company's Division "A" of record in Book 161, page 151 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

COMMENCING AT AN IRON ROD (NEW) IN THE EASTERLY R/W OF BOWLING AVENUE AND SOUTHERLY R/W OF ALLEY #1153, HAVING A NORTHING OF 657,386.22 AND AN EASTING OF 1,724,619.16 (NAD83); THENCE WITH THE SAID ALLEY NORTH 65 DEGREES 25 MINUTES 04 SECONDS EAST, 150.53 FEET TO AN IRON ROD (NEW) BEING THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, THENCE WITH THE SAID ALLEY NORTH 65 DEGREES 25 MINUTES 04 SECONDS EAST, 50.51 FEET TO AN IRON ROD (NEW) BEING THE NORTHWEST CORNER OF PARCEL 93; THENCE LEAVING THE SAID ALLEY SOUTH 23 DEGREES 27 MINUTES 26 SECONDS EAST, 190.28 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY R/W OF RICHLAND AVENUE; THENCE WITH RICHLAND AVENUE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1647.67 FEET, A CENTRAL ANGLE OF 01 DEGREES 45 MINUTES 39 SECONDS, AN ARC LENGTH OF 50.63 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 62 DEGREES 25 MINUTES 27 SECONDS WEST, 50.63 FEET TO AN IRON ROD (NEW); THENCE LEAVING RICHLAND AVENUE NORTH 23 DEGREES 27 MINUTES 26 SECONDS WEST, 192.93 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Howard Leon Harlan III and Kathryn Kersey Harlan, Co-Trustees of The Harlan Family Trust, dated November 26, 2019, by deed from Howard Leon Harlan, III and Kathryn Kersey Harlan, husband and wife, of record as Instrument No. 20210930-0131882, dated September 20, 2021, Register's Office for Davidson County, Tennessee.

The above legal description is the same as in the previous deed of record.

True Copy Certification

I, Michael R. Griffin, 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 June 15, 2026.

Affiant Signature

Date: June 16, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of June, 2026.

Notary's Signature

My Commission Expires: 11-5-2029

Notary's Seal

