Karen Johnson Davidson County
Batch# 1440690 DEEDQC
06/30/2026 04:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260630-0059217

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Heather Harris 5712 St. Charles Court Hermitage, TN 37076	SAME	098-01 112

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 24TH day of June, 2026, between **Rick S. Harris and Heather Harris,** (collectively, "Grantor"), and **Heather Harris**, a resident of Davidson County, Tennessee ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the plan of St. Charles Place, of record in Book 5200, page 692, Register's Office for said County.

SAID Lot No. 4 fronts 106.82 feet on the northerly margin of St. Charles Court and extends back 215.64 feet on the easterly line and 199.54 feet on the westerly line to a broken line in the rear, measuring 94.20 feet thereon.

Being the same property conveyed to Rick S. Harris and spouse, Heather Harris, by Warranty Deed from Mark Vincent Grush and spouse, Laura Grush, of record in Book 8803, page 70, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5712 St. Charles Court, Hermitage, TN 37076.**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____ (L.S.)
Rick S. Harris

Heather Harris (L.S.)

Heather Harris

STATE OF Texas
COUNTY OF Bell

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Rick S. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Bell County, ~~Tennessee~~ Texas NL, this 24th day of June, 2026.

Notary Public
My Commission Expires: 5-14-2030

NOE LECHUGA
My Notary ID # 135558334
Expires May 14, 2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Heather Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in DAVIDSON County, Tennessee, this 24TH day of JUNE, 2026.

Notary Public
My Commission Expires: 3/5/30

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I 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/Grantee

Subscribed and sworn to before me this 30 day of June, 2026.

Notary Public
My commission expires: 3/5/30

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 24, 2026.

June 30, 2026

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 30 day of June, 2026.

Notary Public:

My Commission Expires: 11-18-2029