Karen Johnson Davidson County
Batch# 1440913 DEEDQC
07/01/2026 12:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260701-0059484

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 Ct. Hermitage, TN 37076	SAME	098-011.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 24th day of June, 2026, between **Rick 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 THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT II: BEGINNING AT A POINT ON THE WESTERLY MARGIN OF THE NEW HOPE ROAD AT THE INTERSECTION OF THE WESTERLY MARGIN OF SAID NEW HOPE ROAD AND THE SOUTHERN BOUNDARY LINE OF THE OWEN EAKES PROPERTY: THENCE WITH THE SOUTHERN BOUNDARY LINE OF SAID EAKES' PROPERTY WESTWARDLY 224 FEET TO A POINT IN THE EASTERN BOUNDARY LINE OF A TRACT OF LAND OWNED BY COWLEY; THENCE WITH THE EASTERN BOUNDARY LINE OF SAID COWLEY PROPERTY AND A TRACT OF LAND OWNED BY EARHEART SOUTHWARDLY 278 FEET TO A ROCK CORNER; THENCE WITH THE NORTHERN BOUNDARY LINE OF THE TRACT OF LAND OWNED BY THOMAS A. EARHEART ET UX, EASTWARDLY 408 FEET TO A POINT ON THE WESTERLY MARGIN OF NEW HOPE ROAD THENCE WITH THE WESTERLY MARGIN OF SAID NEW HOPE ROAD NORTHWESTWARDLY 304 FEET TO THE BEGINNING.

TRACT III: BEGINNING AT A POINT ON THE WESTERLY MARGIN OF THE NEW HOPE ROAD AT THE SOUTHEAST CORNER OF TRACT NO. 2 CONVEYED TO ALVIN HOMER EARHEART ET UX, JOHNNY PEARL EARHEART, BY DEED FROM THOMAS A. EARHEART ET UX, OF RECORD IN BOOK 1199, PAGE 636, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTHERN BOUNDARY LINE OF SAID ALVIN HOMER EARHEART'S PROPERTY, WESTWARDLY 408 FEET TO A POINT; THENCE SOUTHEASTWARDLY 425 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY MARGIN OF SAID NEW HOPE ROAD, SAID POINT BEING 40 FEET SOUTHEASTERLY FROM THE CORNER OF SAID ALVIN HOMER EARHEART'S PROPERTY; THENCE WITH THE WESTERLY MARGIN OF SAID NEW HOPE ROAD, NORTHWESTWARDLY 40 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICK HARRIS AND WIFE, HEATHER HARRIS BY DEED FROM JACQUES SIMARD AND WIFE, KRISTEN H. SIMARD, OF RECORD IN INSTRUMENT NUMBER 20051213-0149326, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: **5930 S. New Hope Rd., 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 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 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 Texas
COUNTY OF Bell

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

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

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
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

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

Notary's Signature

My Commission Expires: 11-18-2029

Notary's Seal:

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY