Karen Johnson
Batch # 1465108
08/28/2026 11:19:58 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260828-0079953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF August 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE SANDRA MARIA HARRIS REVOCABLE LIVING TRUST	**SAME**	**141060D19800CQ**
(NAME) **3211 Harpeth Springs Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Sandra Harris, an unmarried woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Sandra Maria Harris, Trustee of THE SANDRA MARIA HARRIS REVOCABLE LIVING TRUST, dtd 08/11/2026,** established by **The Trust Agreement of THE SANDRA MARIA HARRIS REVOCABLE LIVING TRUST, dtd 08/11/2026**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust by Warranty Deed from Chad N Erickson and Emilie Gates, husband and wife as tenants by the entireties recorded on July 29,2021 in 20210729-0102298 in the Register's Office of Davidson County, TN.

Further being the same property conveyed to Sandra Harris, an unmarried woman, by Zillow Homes Property Trust, a Delaware Statutory Trust, by Special Warranty Deed dated August 27, 2021, of record in Instrument No. 20210914-0123163, in the Register's Office for Davidson County, Tennessee.

The said Sandra Harris and Sandra Maria Harris are one in the same person for purposes of this transaction.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on die plan of record; (6) All applicable governmental and zoning regulations.

Unimproved ( )
This is improved (X) property, known as: **3211 Harpeth Springs Drive, Nashville, TN 37221**

Witness our hands, this the 11th day of August, 2026.

Sandra Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra Harris** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 11th day of August, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public