Karen Johnson Davidson County
Batch# 1477419 DEEDQC
09/25/2026 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260925-0089020

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29

(AFFIX SEAL)

ADAM H. JEFFERSON TENNESSEE NOTARY PUBLIC My Comm Exp. January 22 2029 COUNTY OF DAVIDSON

AJ-QCD-26-8405

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Claynita Smith Harris, Brenna H. Jefferson, and Adam H. Jefferson	**New Owners**	
(NAME)	(NAME)	
8405 Old Harding Grove		**16800007000**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CLAYNITA SMITH HARRIS ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

CLAYNITA SMITH HARRIS, BRENNA H. JEFFERSON, AND ADAM H. JEFFERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS, ALL GRANTORS' RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO WIT:

LYING AND BEING SITUATED IN THE THIRTY-FIFTH COUNCIL DISTRICT OF THE METROPOLITAN GOVERNMENT OF THE CITY OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 3 ON AN UNRECORDED SURVEY COMPLETED ON FEBRUARY 8, 2025 BY SHON S. KEETON, R.L.S. 2893, OF FAIRVIEW, TENNESSEE, WITH BEARINGS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, (NAD83), AND WITH SAID PARCEL LOCATED ON THE EAST SIDE OF OLD HARDING PIKE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE LANDS OF MICHAEL WYNNE AS DESCRIBED IN DOCUMENT NUMBER 20000605-0055698 IN THE DAVIDSON COUNTY REGISTER'S OFFICE, SAID SOUTHWEST CORNER BEING MARKED BY A FOUND ⅝ INCH IRON PIPE NEAR A FENCE CORNER ON THE NORTH LINE OF THE LANDS OF THOMAS M. PRICE AND JAMES R. JONES AS DESCRIBED IN DOCUMENT NUMBER 20131230-0130721 IN SAID REGISTER'S OFFICE, AND BEING THE SOUTHEAST CORNER OF THE PROPERTY BEING DESCRIBED; THENCE LEAVING SAID LANDS OF WYNNE ALONG NORTH LINE OF SAID LANDS OF PRICE THE FOLLOWING COURSES: GENERALLY ALONG A FENCE, NORTH 84°40'31" WEST 303.79 FEET TO A T-POST, NORTH 83°07'05" WEST 299.51 FEET TO A T-POST, NORTH 82°29'10" WEST 167.04 FEET TO A T-POST, NORTH 82°11'59" WEST 241.22 FEET TO A T-POST, AND NORTH 76°29'20" WEST 336.50 FEET TO AN 18 INCH CEDAR AT A FENCE CORNER; LEAVING SAID FENCE, NORTH 40°52'38" WEST 21.40 FEET TO A 2 INCH METAL POST, AND SOUTH 89°09'02" WEST 92.27 FEET TO A 2 INCH METAL POST AT THE NORTHEAST CORNER OF THE LANDS OF MAREK AND MICHELLE E. KACKI AS DESCRIBED IN DEED BOOK 9187 AT PAGE 704 IN SAID REGISTER'S OFFICE, ALSO BEING AN EXTERIOR CORNER ON THE EAST LINE OF THE LANDS OF SANDRA M. AND GEORGE E. COLBURN AS DESCRIBED IN DEED BOOK 10376 AT PAGE 395 IN SAID REGISTER'S OFFICE; THENCE LEAVING SAID LANDS OF PRICE AND SAID LANDS OF KACKI ALONG THE EAST LINE OF SAID LANDS OF COLBURN, NORTH 0°47'25" EAST 163.15 FEET TO A CROSSTIE POST AT A FENCE CORNER, BEING THE NORTHEAST CORNER OF SAID LANDS OF COLBURN; THENCE LEAVING SAID LANDS OF COLBURN ALONG NEW LINES THROUGH THE LANDS OF CLAYNITA S. HARRIS AS DESCRIBED IN DEED BOOK 6330 AT PAGE 346 IN SAID REGISTER'S OFFICE

THE FOLLOWING COURSES: NORTH 9°55'05" EAST 212.61 FEET TO A SET ¾ INCH IRON PIPE WITH CAP STAMPED RLS 2893, SOUTH 69°17'28" EAST 125.00 FEET TO A SET ¾ INCH IRON PIPE WITH CAP STAMPED RLS 2893, AND NORTH 87°22'49" EAST 1,362.88 FEET TO A SET ¾ INCH IRON PIPE WITH CAP STAMPED RLS 2893 ON THE WEST LINE OF SAID LANDS OF WYNNE; THENCE ALONG THE WEST LINE OF SAID LANDS OF WYNNE (BEING GENERALLY ALONG A FENCE), SOUTH 8°26'39" EAST 160.74 FEET TO A SET ¾ INCH IRON PIPE WITH CAP STAMPED RLS 2893, AND SOUTH 13°03'57" WEST 455.55 FEET TO THE POINT OF BEGINNING, CONTAINING 16.59 ACRES.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CLAYNITA SMITH HARRIS, BY QUITCLAIM DEED, FROM CLAYNITA SMITH HARRIS, OF RECORD IN INSTRUMENT NO. 20250623-0048948, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH A 50 FEET WIDE ACCESS AND UTILITY EASEMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE LANDS OF GARY C. AND ALEXANDRA L. CIRIMELLI AS DESCRIBED IN DOCUMENT NUMBER 20170828-0088246 IN THE DAVIDSON COUNTY REGISTER'S OFFICE, SAID NORTHWEST CORNER BEING MARKED BY A SET ¾ INCH IRON PIPE WITH CAP STAMPED RLS 2893 ON THE EAST RIGHT OF WAY LINE OF OLD HARDING PIKE (50 FEET WIDE RIGHT OF WAY); THENCE LEAVING SAID LANDS OF CIRIMELLI ALONG SAID EAST RIGHT OF WAY LINE, NORTH 9°48'58" EAST 15.46 FEET TO THE SOUTHWEST CORNER AND TRUE POINT OF BEGINNING OF THE EASEMENT BEING DESCRIBED; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, NORTH 9°48'58" EAST 50.00 FEET; THENCE LEAVING SAID OLD HARDING PIKE GOING THROUGH THE LANDS OF CLAYNITA S. HARRIS AS DESCRIBED IN DEED BOOK 6330 AT PAGE 346 IN SAID REGISTER'S OFFICE THE FOLLOWING COURSES: SOUTH 80°02'59" EAST 369.15 FEET, SOUTH 76°13'09" EAST 342.56 FEET, SOUTH 69°17'28" EAST 64.65 FEET TO A SET ¾ INCH IRON PIPE WITH CAP STAMPED RLS 2893, SOUTH 9°55'05" WEST 50.90 FEET, NORTH 69°17'28" WEST 71.15 FEET, NORTH 76°13'09" WEST 337.86 FEET TO A CROSSTIE POST AT A FENCE CORNER, BEING THE NORTHEAST CORNER OF SAID LANDS OF CIRIMELLI, AND NORTH 80°02'59" WEST 367.36 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.89 ACRES.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this Instrument.

This is **improved** property known as: **8405 Old Harding Grove, Nashville, TN 37221**.

Witness our hands this the 24 day of September, 2026.

Claynita Smith Harris

CLAYNITA SMITH HARRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **CLAYNITA SMITH HARRIS,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of September, 2026.

Adam H. Jefferson

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, ADAM JEFFERSON, 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 September 24, 2026 (date of document).

Affiant Signature

Date 9.24.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of September, 2026.

Notary Signature

MY COMMISSION EXPIRES: 1-22-29

