Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20081223-0122443

Record and Return Mail To:
This Instrument Prepared By:
Russ Cook and Associates, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Katherine S. Eller	Same	172 10 0B 137.00
6796 Christiansted Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Scott Eller and Kate Eller, husband and wife,** ("Grantors"), this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Katherine S. Eller,** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being Lot No. 29 on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development, of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

(Description from prior deed of record).

*Katherine S. Eller and Kate Eller are one and the same person.

Being the same property conveyed to Scott Eller and Kate Eller, husband and wife, by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company, dated October 27, 2006, of record in Instrument No. 20061030-0134531, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 19991221-0305559, amended in Instrument No. 20000728-0074515, said Register's Office; and easements and setback lines as set forth on the above plan of record.

This is improved property known as 6796 Christiansted Lane, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 13 day of December, 2008.

Scott Eller

Kate Eller

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF Vanderburgh

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 13 day of December, 2008.

Notary Public

My Commission Expires: 11-29-09

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF Vanderburgh

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Scott Eller and Kate Eller**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of December, 2008.

Notary Public

My Commission Expires:
11-29-09