QUITCLAIM DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 6-5-12

(AFFIX SEAL)

Davidson County DEEDQC
Recvd: 12/16/10 14:56 3 pgs
Fees:17.00 Taxes:0.00
20101216-0100216

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Hughes, Julie Kay Hughes & Mark Oeser	NEW OWNER	05413015300
(NAME) 3227C Lakeshore Drive	(NAME)	
(ADDRESS) Old Hickory, Tennessee 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, Jack D. Elkins and Larry O. Elkins and Donald B. Elkins,** HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **Mark Hughes and wife, Julie Kay Hughes & Mark Oeser,*** HEREINAFTER CALLED THE GRANTEES, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

***an unmarried man**

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of The Ezra Elkins Property, as of record in Instrument No. 200310100150898, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ezra B. Elkins by deed dated February 20, 1941 from David B. Irvine and wife, Hesta S. Irvine of record in Deed Book 1166, page 279, Register's Office for said County. The said Ezra B. Elkins having since died, devising the subject property to his wife, Mazell Brown Elkins by his Last will & Testament of record in Will Book 102, page 138 Probate Court for Davidson County, Tennessee. The said Mazell Brown Elkins having since died, testate, giving, devising and bequeathing said property to her three sons, Jack D. Elkins, Larry O. Elkins and Donald B. Elkins by her Last Will & Testament of record in Will Book 223, page 20, Probate Court for Davidson County, Tennessee

Further being the same property set out in Deed From Jack D. Elkins, Executor of the Estate of Mazell Brown Elkins to Mark Hughes and Wife, Julie Kay Hughes and Mark Oeser, of record in Instrument No. 200310290159034, Register's Office for Davidson County, Tennessee. Said Deed is invalid as Jack D. Elkins can no longer sign for the estate of Mazell Brown Elkins as the probate estate was closed 6/23/1999 at the time the executor had lost all authority to sign for the estate. **This Deed is being given as a correction of said Deed and to create a valid link in the chain of title.**

This conveyance is subject to: (1) Taxes for the year 2010 and subsequent years, a lien, not yet due and payable; (2) Subject to all matters as set forth on the plat of record in Instrument No. 200310100150898; (3) Subject to all matters as set forth on the plat of record in Plat Book 843, Page 56; (4) Exchange Plant Permit easement as shown of record in Book 924, Page 121; Deed easement and all other matters as shown in Book 1036, Page 83 and Agreement for dedication of easement for Sanitary Sewers and/or Storm Drainage as shown in Book 8870, Page 863; Ingress/Egress easement as shown in Instrument No. 200310100150898 and Deed easement and all other matters as shown in Instrument No. 200310230156628, Register's Office of said County.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3227C Lakeshore Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 8th day of December, 2010.

Jack D. Elkins

Jack D. Elkins

Donald B. Elkins by Jack D. Elkins as his Attorney in Fact

Donald B. Elkins by Jack D. Elkins as his Attorney in Fact. His attorney in fact.

Larry O. Elkins by Jack D. Elkins as his Attorney in Fact

Larry O. Elkins by Jack D. Elkins as his Attorney in Fact His Attorney in fact

STATE OF TENNESSEE

COUNTY OF ROANE

On this 8th day of December, 2010, before me personally appeared Jack D. Elkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Larry O. Elkins and Donald B. Elkins, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument Nos. 20020705-0081353 (Larry) and 20020705-0081352 (Donald), Register's Office of Davidson County, Tennessee.

Witness my hand at office this 8th day of December, 2010.

Commission expires:

10/21/14

Barbara Loucks

Notary Public

File Number: 210090184

RETURN TO:

Stewart Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

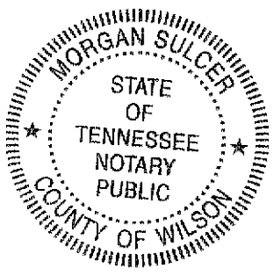
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013