New Owner / Responsible party for paying taxes

Lee Ellard
39 White Oak Dr.
Manchester, TN 37355

This instrument prepared by:

W. ETHAN SMARTT, ESQ.
THE STANFORD LAW FIRM
909 HILLSBORO BLVD.
MANCHESTER, TN 37355

QUITCLAIM DEED

This instrument made and entered into this the 30 day of April, 2014, by and between Cynthia R. Ellard, Grantor, and Lee A. Ellard, Grantee.

WITNESSETH:

That for and in consideration of the sum of $10.00 cash in hand paid, the receipt of which is hereby acknowledged, I, Cynthia R. Ellard, Grantor, hereby convey to Lee A. Ellard, Grantee, all of my right, title, and interests in and to the following described real property, located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 477, Section 8 on the Plan of TULIP GROVE SUBDIVISION, of record in Plat 4660, Page 56, Register's Office for Davdison County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Lee Ellard, his heirs and assigns, by Instrument No. 20100326-002589, Register's Office for Davidson County, Tennessee.

Map+Paree/# 07508013100

This is improved property known as 620 Frankfort Drive, Hermitage, TN 37076.

WITNESS OUR HANDS this the 30 day of April 2014.15

Cynthia Ellard
CYNTHIA R. ELLARD

BILL GARRETT, Davidson County
Trans:T20150040287 DEEDQC
Recvd: 05/26/15 08:37 2 pgs
Fees:12.00 Taxes:0.00
20150526-0047741

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary public, **CYNTHIA R. ELLARD**, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville TN, _____, this 30 day of April, 2014. 15

Jeffrey I Butters
NOTARY PUBLIC

My Commission Expires: 3/8/16

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Cindy Ellard
Affiant

Subscribed and sworn to before me this the 30 day of April, 2014. 15

Jeffrey I Butters
Notary Public

My Comm. Exp.: 3/8/16

JEFFREY I. BUTTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 8, 2016

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 8, 2016