This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

Davidson County DEEDQC
Recvd: 10/27/15 15:57 2 pgs
Fees:12.00 Taxes:0.00
20151027-0109425

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Johnny B. Ellis, Trustee **The Johnny Bryce Ellis Irrevocable Trust** **3312 Nolensville Road** **Nashville, TN 37211**	**To New Owner**	172 00 0 161.00

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of estate planning purposes, **Johnny Ellis (aka: Johnny B. Ellis, Sr.)** has bargained and sold, and does hereby remise, release and forever quitclaim unto **JOHNNY B. ELLIS, TRUSTEE OF "THE JOHNNY BRYCE ELLIS IRREVOCABLE TRUST"**, with full power to convey, mortgage, or encumber without the joinder of any beneficiary, its successors and assigns, his entire right, title and interest in and to a certain tract of land in **Davidson County, Tennessee**, described as follows:

> LAND in Davidson County, Tennessee, being Lot 1 parcel 161 on the Resubdivision of Lot 21, Section Two-A and Revision to Lot 1, Section 4, Holt Hills of record in Plat Book 9700, Page 541, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Johnny Ellis by Warranty Deed from Tina Beatty, Successor Trustee of the Richard Carney Argo Living Trust for Marsha Puckett, Tina Beatty, Richard W. Argo and Robbie Jo Smithson and their appointess [sic] dated 1/29/2002 and Marsha Puckett, Tina Beatty, Richard W. Argo, and Robbie Jo. Smithson, of record as Instrument No. 20150326-0025993 in the Register's Office for Davidson County, Tennessee.

This is improved property known as:

131 HOLT HILLS ROAD, NASHVILLE, TN 37211

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[*Signature page following*]

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 26th day of October, 2015.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY
My Comm. Expires June 1, 2016

IN WITNESS WHEREOF I have hereunto set my hand on this the 26th day of October, 2015.

JOHNNY ELLIS, Bargainor

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY
My Comm. Expires June 1, 2016

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 Johnny Ellis, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~that he~~ executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 26th day of October, 2015.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY
My Comm. Expires June 1, 2016

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am 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.

Toni Rutgerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of October, 2015 personally appeared before me, Rebecca R. Waynick, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick

My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019