BILL GARRETT, Davidson County
Trans:T20160070581 DEEDQC
Recvd: 08/15/16 11:42 2 pgs
Fees:12.00 Taxes:0.00
20160815-0084767

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
LIZA COLLINS ELLIS 5446 EDMONSON PK NASHVILLE, TN 37211	WELLS FARGO HOME MORTGAGE P.O. BOX 660278 DALLAS, TX 75266-0728	161-09-01-014.00(CO)

KNOW ALL MEN BY THESE PRESENTS:

That JARED LYNN ELLIS, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between LIZA COLLINS ELLIS, Plaintiff, and JARED LYNN ELLIS, Defendant, does hereby demise, release, and forever quitclaim unto the said, LIZA COLLINS ELLIS, her heirs, successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

LAND in Davidson County, Tennessee, being Townhome Unit Number 5446 as set forth in the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended of record as Instrument Number 20080117-0005582, amended in Instrument Number 20080808-0081965, in the Register's Office for Davidson County, Tennessee, said Units also being shown as part of Exhibit "E" to said amended Master Deed.

BEING the same property conveyed to Lydia K. Yates, unmarried, by Quitclaim Deed from John W. Penland IV, unmarried, dated 6/5/09 and recorded 6/11/09 in Instrument Number 20090611-0054122; and the same property previously conveyed to Lydia K. Yates and John W. Penland, IV both unmarried persons, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 7/31/08 and recorded 8/5/08 in Instrument Number 20080805-0080679, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Liza Collins Ellis and Jared Lynn Ellis, wife and husband, by deed from Lydia K. Weems f/k/a Lydia K. Yates and Husband Charles J. Weems, of record in Instrument Number 20140423-0034265 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3)taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

This improved property known as: 5446 Edmonson Pk., Nashville, TN 37211

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said LIZA COLLINS ELLIS, hereby agrees to pay and agrees to hold JARED LYNN ELLIS, harmless from one original Deed of Trust Note in favor of Synovus Mortgage Corp. and now Wells Fargo Home Mortgage, Inc. said note bearing an original unpaid principal balance of $186,459.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20140423-0034266 recorded on April 23, 2014, Pgs. 1-13, in the Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Liza Ellis, Affiant
Subscribed and sworn before me this the
15 Day of Aug., 2016.
Crista Bass, Deputy Register

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JARED LYNN ELLIS, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

JARED LYNN ELLIS
Grantor

Sworn to and subscribed before me
this 1st day of August, 2016

NOTARY PUBLIC

SUZANNA TODD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 01/08/2019

STATE OF TENNESSEE)
)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named LIZA COLLINS ELLIS, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

LIZA COLLINS ELLIS
Affiant/Grantee

CLAUDE D. WHATLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me
this 1st day of Aug, 2016

NOTARY PUBLIC

My Commission Expires
My Commission expires: March 3, 2020

This instrument prepared from information provided by the parties involved.