THIS INSTRUMENT PREPARED BY: **R. Patrick Parker, Esq.** **Parker and Associates** **1517 Hunt Club Blvd.** **Gallatin, TN 37066** BILL GARRETT, Davidson County Trans:T20170022168 DEEDQC Recvd: 03/15/17 12:57 2 pgs Fees:12.00 Taxes:0.00 20170315-0025425	STATE OF TENNESSEE COUNTY OF _____ The actual consideration for this transfer is: $10.00. **STATE OF TENNESSEE** **COUNTY OF DAVIDSON** **The actual consideration or true value, whichever is greater for this transfer is** **$** 0 — Kelly M Ellis **Affiant** **Subscribed and sworn before me this the** 15 **Day of** March, 2017. Brandi Wells, **Deputy Register**

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCELS NOS.
Kelly M. Ellis 3314 West End Ave. #702 Nashville, TN 37203	SAME AS OWNER	104-6-B-702 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **RONALD C. ELLIS**, hereby quitclaim to **KELLY M. ELLIS** any and all of my interest in and to the following described real property:

LAND Davidson County, Tennessee, and being described as follows:

Land in Davidson County, Tennessee being Unit No. 702, as shown on the map entitled Park Road Condominiums, of record in Plat Book 5200, page(s) 390, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RONALD C. ELLIS AND WIFE, KELLY M. ELLIS, by deed from JAMES G. MCROBERTS AND SPOUSE GLORIA H. MCROBERTS, Instrument No. 20040317-0030518, dated March 17, 2004, said Register's Office.

Being the same property conveyed to JAMES G. MCROBERTS AND SPOUSE GLORIA H. MCROBERTS, by deed from EMILY E. SANDERS, A SINGLE PERSON, of record Book 9270, page 394, dated March 4, 1994, said Register's Office.

The purpose of this Quit Claim Deed is to declare that the aforementioned real property is the separate property of Kelly M. Ellis and that Ronald C. Ellis does not have a marital interest as tenants by entirety. The aforementioned real property was paid in full in the amount of approximately $180,000.00 and received improvements totaling approximately $58,000.00 from funds of the mother of Kelly M. Ellis in exchange for a promise by Ronald C. Ellis to title the aforementioned property solely in the name of Kelly C. Ellis.

THIS IS IMPROVED PROPERTY KNOWN AS 3314 West End Ave., #702, Nashville, TN 37203.

Witness my hand on this day 28th of Feb., 2017:

Ronald C Ellis

RONALD C. ELLIS

STATE OF Florida

COUNTY OF Pinellas

The above personally appeared before me Adrian Rukaj, a Notary Public in and for said County and State, on this 28th day of February, 2017 and the within named, Ronald C. Ellis, the Bargainor, with whom I am personally acquainted or having produced proper identification, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Clearwater, Florida on this 28th day of February, 2017.

Notary Public

My Commission Expires: Apr 29, 2019

ADRIAN RUKAJ
Notary Public, State of Florida
Commission# FF 225448
My comm. expires Apr. 29, 2019