PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
~~165 INDIAN LAKE BLVD, STE 106~~ 120 Anderson Lane
HENDERSONVILLE, TN 37075

THIS INSTRUMENT PREPARED BY:
WARRANTY TITLE INSURANCE COMPANY
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215
(615) 298-4480

Bill Garrett Davidson County
Batch# 1715 DEEDQC
09/18/2017 11:19:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20170918-0095151

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $None.

Dorothy J. Ellis
AFFIANT

Subscribed and sworn to before me, this 22 day August, 2017.

Patricia Pedrosa
Notary Public

My Commission Expires: 11/3/2020

PATRICIA PEDROSA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

Address New Owners As Follows:
Richards Jay Ellis
4325 Signal Hill Drive
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
116-15-83

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **DOROTHY J. ELLIS, UNMARRIED,** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **RICHARDS JAY ELLIS, UNMARRIED,** ("Grantee"), all right, title and interest of the Grantor in and to certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 40 feet of Lot No. 3 and all of Lot No. 2 of Block 9 on the Plan of Re-subdivision of a part of Royal Oak Subdivision, as of record in Plat Book 547, page 167, said Register's Office, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Sherry A. Ellis, married and Dorothy J. Ellis, unmarried, as joint tenants with rights of survivorship by deed from Sherry A. Ellis, married, dated January 31, 2013, of record in Instrument No. 20130204-0011522, Register's Office for said County. The said Sherry A. Ellis having since died on December 22, 2014, leaving Dorothy J. Ellis as sole owner of the property.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 22 day of August, 2017.

Dorothy J. Ellis

DOROTHY J. ELLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOROTHY J. ELLIS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of August, 2017.

Patricia Pedrosa

Notary Public

My Commission Expires: 11/3/2020

PATRICIA PEDROSA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020