QUITCLAIM DEED as *Joint Tenants with Rights of Survivorship*

The actual consideration or value for this transfer is $ -0-.

Beverly Russel Cavanah
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 25 day of JULY, 2018.

NOTARY PUBLIC
My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 120980 DEEDQC
07/26/2018 08:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180726-0072777

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Beverly D. Russel Cavanah & Christian M. Scott, J.T.R.O.S. 234 Bonnalynn Drive Hermitage, TN. 37076	New Owners	075-09-0 / 123.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by my Grandson, CHRISTIAN M. SCOTT, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **BEVERLY D. RUSSEL CAVANAH** un-married, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest unto:

BEVERLY D. RUSSEL CAVANAH unmarried, and **CHRISTIAN M. SCOTT** un-married, the GRANTEES herein, their heirs and assigns, to hold as **Joint Tenants with Rights of Survivorship** and ***Not*** as Tenants in Common, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY TENNESSEE, Being Lot No. 227 on the Plan of Section Two (Revised), Heritage Hills, of record in Book 2900, page 112, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Beverly D. Russel Cavanah, unmarried, by Warranty Deed from Amy Maynard f/k/a Amy Knowles, dated May 24, 2018, of record in as Instrument #20180530-0051539, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2018, Deed of Trust of record as Instrument #20180530-0051540 & THDA Deed of Trust at Instrument #20180530-0051541, RODCTN,

This is improved property known as: 234 Bonnalynn Drive, Hermitage, TN 37076

Witness our hands this 25 day of JULY, 2018.

BEVERLY D. RUSSEL CAVANAH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named BEVERLY D. RUSSEL CAVANAH the bargainor(s), with whom I am personally acquainted, or proved 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 Old Hickory, Tennessee this 25 day of JULY, 2018.

NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/03/2020

****

QUITCLAIM DEED

From:
BEVERLY D. RUSSEL CAVANAH

To:
BEVERLY D. RUSSEL CAVANAH
and
CHRISTIAN M. SCOTT
as
Joint Tenants with Rights of Survivorship

See: Bryant v Bryant
522 S.W.3d 392, (Tenn. 2017)

Property:
234 Bonnalynn Drive
Hermitage, TN. 37076

201807260072777

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

www.ljelaw.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Ryan Wills the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 1-3-22 +_

RYAN WILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 3, 2022

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

www.ljelaw.com