QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 178804 DEEDQC
12/28/2018 10:30:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181228-0125804

Y-SM-18-826

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 THE 27 DAY OF December, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/16/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Mitchell Elliott and Jennifer Heather Elliott, husband and wife and Mark Marshall Elliott, a married man	**NEW OWNER**	
(NAME)	(NAME)	**17400012200**
826 Preston Road,		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW MITCHELL ELLIOTT, A MARRIED MAN AND MARK MARSHALL ELLIOTT, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW MITCHELL ELLIOTT AND JENNIFER HEATHER ELLIOTT, HUSBAND AND WIFE AND MARK MARSHALL ELLIOTT, A MARRIED MAN, TOGETHER AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 1 on a survey by J. Bruce Rainey, Surveyor 823, dated April 23, 1980 (also June 9, 1980), of a portion of the lands of Minna Ethel Culbertson composed of Lots Nos. 1, 2 and 3, containing 26-1/4 acres each, in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, Page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the south division of the lands of Stephen H. Ham, recorded in Minute Book X, Page 284, the Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to survey as follows:

Beginning at an iron pin on the easterly margin of Preston Road, said point of beginning being 25 feet East of the centerline of said road and also being 639.33 feet south of the intersection of the margins of said Preston Road and Old Franklin Road; thence with the margin of Preston Road S 09 degrees 58 minutes 10 seconds W 137.39 feet to an iron pin; thence continuing with the margin of said road S 04 degrees 49 minutes 05: W 47.61 feet to an iron pin; thence leaving the margin of said road and severing the Culbertson property, S 82 degrees 39 minutes 18 seconds E 1,275.97 feet to an iron pin; thence N 04 degrees 57 minutes 03 seconds E 150.00 feet to an iron pin; thence N 79 degrees 17 minutes 55 seconds W 643.00 feet to an iron pin in a fence line; thence with fence N 76 degrees 52 minutes 52 seconds W 229.16 feet to an iron pin; thence continuing with fence N 85 deg. 21 minutes 41 seconds W 123.95' to an iron pin; thence with fence N 80 degrees 49 minutes 31 seconds W 49.30 feet to iron pin; thence continuing with fence N 88 degrees 10 minutes 02 seconds W 223.57 feet to the point of beginning containing 5.39 acres more or less.

Being the same property conveyed to Matthew Mitchell Elliott, a married man and Mark Marshall Elliott, a married man by Warranty Deed from James G. Grooms and wife, Patsy R. Grooms of record in Book *, page _____, Register's Office for Davidson County, Tennessee. *20181228-0125802

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **826 Preston Road, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 24th day of December, 2018.

Matthew Mitchell Elliott

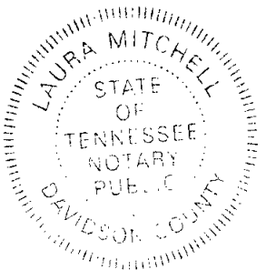
Mark Marshall Elliott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW MITCHELL ELLIOTT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of December, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

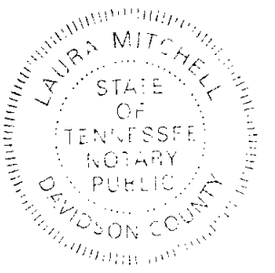


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK MARSHALL ELLIOTT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of December, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
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