Karen Y Johnson Davidson County
Batch# 178992 DEEDQC
12/31/2018 09:15:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181231-0126070

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Dr. James T. Elrod, Jr. and Margaret S. Elrod, Trustees, Elrod Family Revocable Living Trust 908 Brandywine Circle Old Hickory, TN 37138	New Owners	064030B07600CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **James T. Elrod and wife, Margaret S. Elrod,** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **James T. Elrod, Jr. and Margaret S. Elrod, Trustees, Elrod Family Revocable Living Trust Agreement dated December 28, 2019** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 30 on the Plan of Phase Seven, Section One, Brandywine Pointe, as of record in Book 7900, Page 806, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more compete and accurate description.

Being the same property conveyed to **James T. Elrod and wife, Margaret S. Elrod**, by Warranty Deed dated November 9, 1994, from **Brandywine Pointe Partners, L.P.,** a Tennessee limited partnership, recorded in Book 9522, Page 295, Register's Office of Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Declaration of Covenants, Conditions and Restrictions of record in Book 9485, Page 888, Register's office for Davidson County, Tennessee.

2. All matters shown on the Plat of Phase Seven, Section One, Brandywine Pointe Subdivision, as of record in Book 7900, Page 806, Register's Office for Davidson County, Tennessee.

This is improved property known as: **908 Brandywine Circle, Old Hickory, TN 37138.**

James T. Elrod and **Dr. James T. Elrod, Jr.** are one and the same person.

(Description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 28th day of December 2018.

James T. Elrod

Margaret S. Elrod

James T. Elrod

Margaret S. Elrod

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **James T. Elrod**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December 2018.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
10/20/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Margaret S. Elrod**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December 2018.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
10/20/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

James T Rust
Affiant

Sworn to and subscribed to before me, this the 28th day of December 2018.

Notary Public

My Commission Expires:
10/20/2019

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY