THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 16th day of January, 2019.

Notary Public

My Commission Expires:

Karen Johnson Davidson County
Batch# 185391 DEEDQC
01/18/2019 08:59:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190118-0005254



QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip and Leigh Ellenburg 1110 Maplehurst Ave Nashville, TN 37204	New Owner	11716018000 & 11716018100

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, **Leigh D. Ellenburg, married,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Phillip W. Ellenburg and Leigh D. Ellenburg, husband and wife,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

TRACT I: 3908 Granny White Pk

Land in Davidson County, Tennessee, being lot No. 4 on the map of S. F. and C. B. Morrow's Subdivision of lots Nos. 38, 39, and part of 37 of the Nathaniel A. McNairy Property as of record in book 332, page 86, Register's Office for said county.

Said lot No. 4 fronts 70 feet on the easterly side of the Granny White Pike and runs back with the northerly margin of Morrow Street 209.6 feet on the south line and 204 feet on the north line to a 15-foot alley on which it measures 68.5 feet.

TRACT II: 3906 Granny White Pk

Land in Davidson County, Tennessee, being the said south half of Lot No. 3 in S. F. and C. D. Morrow's Subdivision, as per Plan duty or record in the Register's Office Davidson County, Tennessee.

Said South half of Lot No. 3 fronts 50 feet on the easterly side of the Granny White Pike and runs back on the northerly line 198 feet to an alley, and on the southerly line 204 feet, having a width of 49 feet, on said alley.

Being the same property conveyed to Leigh D. Ellenburg by Leigh D. Ellenburg, Executor of the Estate of Patricia L. Dugger, by Executor's Quitclaim Deed of record in Instrument No 20140813-0073265, Register's Office of Davidson County, Tennessee.

Phillip W. Ellenburg joins in this instrument for the purpose of conveying any and all marital interest in said property.

The purpose of this Quitclaim Deed is to combine Tract I and Tract II into one parcel and assign one single Tax ID number.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of January, 2019.

Leigh D. Ellenburg

Phillip W. Ellenburg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Leigh D. Ellenburg and Phillip W. Ellenburg, the bargainors, 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 office, this 16th day of January, 2019.

Notary Public

My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020