BOX 10-B

Karen Johnson Davidson County
Batch# 196536 DEEDQC
02/19/2019 01:59:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190219-0014905

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVE., NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SANDRA P. EVERHART, ET VIR	**SAME**	**052-09-0-006.00**
(NAME) **2975 MORGAN ROAD**	(NAME)	
(ADDRESS) **JOELTON, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, SANDRA P. EVERHART, JEANETTE E. KNIGHT A/K/A JEANETTE E. ALLEN KNIGHT, AND ROSEN JAMES ELLISON, JR., BEING THE SOLE HEIRS AT LAW OF ROSEN J. ELLISON,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **SANDRA P. EVERHART AND HUSBAND, ANTHONY WAYNE EVERHART,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 of the Resubdivision of part of Lot 17 in Montague Subdivision, of record in Plat Book 547, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Rosen J. Ellison and wife, Pauline B. Ellison from Annie Harville Briley by deed dated June 27, 1946 of record in Book 1403, page 412 and reformed by Clerk & Master's Deed dated October 26, 1966 of record in Book 4071, page 906, Register's Office for Davidson County, Tennessee. The said Pauline B. Rosen died October 19, 1994 leaving Rosen J. Ellison as the surviving tenant by the entirety. Rosen J. Ellison died intestate on or about January 27, 2001. Sandra P. Everhart, Jeanette E. Knight a/k/a Jeanette E. Allen Knight, and Rosen James Ellison, Jr. are the sole heirs at law of Rosen J. Ellison. See Affidavit of Heirship as to the Heirs at Law of Rosen J. Ellison of record in Instrument No. 20190219-0014904, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 547, page 100, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved(X) property known as **1106 FERNBANK DRIVE, MADISON, TN 37115**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 19th day of February, 2019.

Sandra P. Everhart
SANDRA P. EVERHART

Jeanette E. Allen Knight J.D.K.
JEANETTE E. KNIGHT

Allen Lee

Rosen James Ellison
ROSEN JAMES ELLISON, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Allen Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra P. Everhart and Jeanette E. Knight,** 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 19th day of February, 2019.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rosen James Ellison, Jr.,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of February, 2019.

My commission expires: **May 2, 2022**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON