This Form furnished by: **HELEN S. ROGERS, ROGERS, KAMM & SHEA**

FROM:
MARIA ELAINE BEHR

TO:
JOHN CLARK ELKINS, III

Karen Johnson Davidson County
Batch# 205601 DEEDQC
03/13/2019 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190313-0023264

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
John Clark Elkins, III 1012B West Grove Avenue Nashville, Tennessee 37203	SAME	105 09 0G – 002.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None, because it is pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee under Docket No. 18D-1440**

JOHN CLARK ELKINS, III

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th, DAY OF March, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-17-21

(AFFIX SEAL)

CYNTHIA C. CHAPPELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Prepared By:

HELEN S. ROGERS
Rogers, Kamm & Shea
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

I, **MARIA ELAINE BEHR**, do hereby Quitclaim to **JOHN CLARK ELKINS, III**, all my interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Unit No. B of 1012 West Grove Townhome Association, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1012 West Grove Townhome Association of record in Instrument No. 201111040085994, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to John Clark Elkins, III by Warranty Deed from Brock T. Shockley of record in Instrument No. 20150504-0040301 Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded May 5, 2015.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree entered in the Third Circuit Court for Davidson County, Tennessee, Docket No. 18D-1440.

This is improved real property, known as: **1012B West Grove Avenue, Nashville, Tennessee 37203.**

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Rogers, Kamm & Shea shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 1 day of March, 2019.

MARIA ELAINE BEHR

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named, **MARIA ELAINE BEHR**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 1 day of March, 2019.

Jessica Stanford
NOTARY PUBLIC

JESSICA STANFORD
STATE OF TENNESSEE
NOTARY PUBLIC
OBION COUNTY
MY COMMISSION EXPIRES 1-19-2021

My Commission Expires: 1-19-2021.
DATE