THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 302806 DEEDQC
10/18/2019 03:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191018-0107087

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Samuel Ellis and Hannah Ellis 108 Rosebank Avenue Nashville, TN 37206	Same as Owner	083-03-0-184.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sam Ellis**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Samuel Ellis and Hannah Ellis, husband and wife**, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Westerly one-half of Lot No. 3, on the Plan of W.S. Ashworth's Resubdivision of Lots 47, 48, 49 and 50 of the Town of Brownsville, of record in Plat Book 161, Page 153, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Westerly one-half of Lot No. 3 fronts 50 feet on the Northerly margin of Rosebank Avenue and extends back between parallel lines with the Easterly margin of an alley, 160.0 feet to an alley in the rear.

Being the same property conveyed to Sam Ellis, a single man, by Warranty Deed from Michael W. Gardner, unmarried of record on April 17, 2015, at Instrument No. 20150417-0034444, Davidson County Register of Deeds. Sam Ellis, also known as Samuel Ellis, is now married to Hannah Ellis.

This is property commonly known as: 108 Rosebank Avenue, Nashville, TN 37206

Witness my hand, this 1 **day of** October, **2019:**



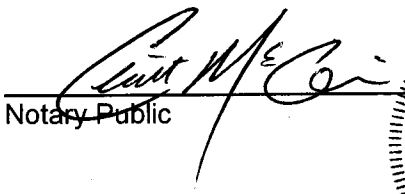
Sam Ellis, also known as Samuel Ellis

STATE OF TENNESSEE

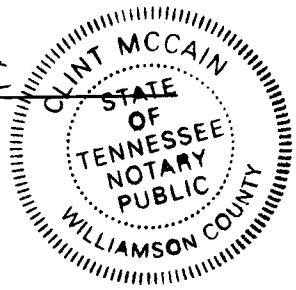
COUNTY OF Williamson

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

Witness my hand and official seal, this 1 day of October, **2019:**



Notary Public

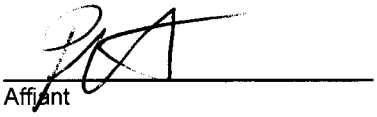


My Commission Expires: 11/23/2020

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.



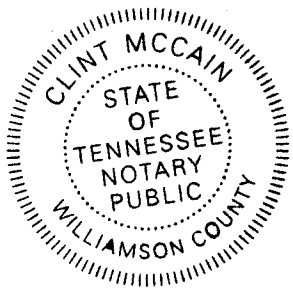
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1 DAY OF October, **2019**:



Notary Public

My Commission Expires: 11/23/2020



True Copy Certification

I, Bobby Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Pamela P. Waddey, a notary public for this county and state, Bobby Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8-01-22

Notary Seal (if on paper)

PAMELA P WADDEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY