Karen Johnson Davidson County
Batch# 333169 DEEDQC
12/23/2019 10:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191223-0132102

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2019.

Notary Public
MY COMMISSION EXPIRES: 4/22/23
(AFFIX SEAL)

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth G. Ellis and Holli N. Ellis	SAME AS NEW OWNER	064040031.00
(NAME) 4641 Woodside Drive	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Kenneth G. Ellis,** hereinafter called the Grantor(s), has quitclaimed **Kenneth G. Ellis and Holli N. Ellis, husband and wife**, hereinafter called the Grantee(s), their heirs and/or 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(s) 57, as shown on the map entitled the Plan of Woodside Subdivision, Section II, of record in Plat Book 5200, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KENNETH G. ELLIS, UNMARRIED, by deed from LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2, of record in Instrument No. 20090706-0062340 , dated June 19, 2009 , said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 4641 Woodside Drive, Old Hickory, TN 37138.

Witness my hand this 16 day of December, 2019.

Kenneth G. Ellis

STATE OF TN
COUNTY OF Wilson

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

Witness my hand and official seal, this the 16th day of December 2019.

Tammy Duncan
Notary Public

My Commission Expires: 4/22/23

(SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)