Return to:
ELEVATED TITLE
1701 BARRETT LAKES BLVD, STE 260
KENNESAW GA 30144

Send Tax Notices to:
VANESSA MCELREATH
4111 MAIN STREET
OLD HICKORY,TN 37138

FILE NO. LTN2099040

Karen Johnson Davidson County
Batch# 430087 DEEDQC
07/02/2020 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200702-0071829

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
VANESSA MCELREATH	VANESSA MCELREATH	063-12-0-064.00
4111 MAIN STREET OLD HICKORY, TN 37138	4111 MAIN STREET OLD HICKORY, TN 37138	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RICK MCELREATH AND ANN MCELREATH, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **VANESSA MCELREATH**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO 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. 35, BLOCK Q, ON THE PLAN OF HENDLEY'S BEND CITY, OF RECORD IN PLAT BOOK 421, PAGE 120, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Being the same property conveyed to Rick Mcelreath and Ann Mcelreath, by a deed recorded on 07/05/217 as Instrument No. 20170705-0067520 in the County of Davidson, Tennessee.

Property known as, 4111 MAIN STREET, OLD HICKORY, TN 37138

Wherever 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 my hand this 23 day of June, 2020

Rick McElreath
RICK MCELREATH

Ann McElreath
ANN MCELREATH

STATE OF ~~TENNESSEE~~ Nevada

COUNTY OF Washoe

Before me, Leann Meza Notary Public of the state and county mentioned, personally appeared **RICK MCELREATH AND ANN MCELREATH** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

LEANN MEZA
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 16-1179-2 - Expires December 28, 2021

Leann Meza
Notary Public
Printed Name: Leann Meza
My Commission Expires: 12-28-2021

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ ~~140,000~~ 10.00

Ann McElreath
Rick McElreath
Affiant

STATE OF ~~TENNESSEE~~ Nevada

COUNTY OF Washoe

Subscribed and sworn before me this the 23 day of June, 2020

Leann Meza
Notary Public
My commission expires: 12-28-2021

LEANN MEZA
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 16-1179-2 - Expires December 28, 2021

True Copy Certification

I, Benjamin D. Farrar, Esq., 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 Georgia

County of Cobb

Personally appeared before me, Cherylene Warner, a notary public for this county and state, Benjamin D. Farrar, 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: 9/13/2020

Notary' Seal (if on paper)

OFFICIAL SEAL
CHERYLENE WARNER
Notary Public, Georgia
COBB COUNTY
My Commission Expires
SEPTEMBER 13, 2020