QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2020.

Notary

My Commission Expires: 10-29-22

STACEY ANGELLO NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Stacey Angello
The Law Office of Stacey Angello
14345 Lebanon Rd. Suite A
Old Hickory, Tennessee 37138
(615) 449-2700

Karen Johnson Davidson County
Batch# 509819 DEEDQC
11/06/2020 12:26:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201106-0130560

Address of new owners:	Send Tax Bills to:	Parcel ID No.
Thomas J. and Jill Ellis 4845 Bevendean Dr. # E4 Nashville, Tennessee 37211	SAME	161090A10000CO

THIS INSTRUMENT made and entered into on this the 29th day of October, 2020, by and between THOMAS J. ELLIS, ("Grantor") and THOMAS J. ELLIS and wife, JILL MARIE ELLIS ("Grantees"):

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other goods and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transforms, releases, relinquishes, and quitclaims unto Grantees, as tenants by the entirety, all Grantors's right, title, and interest in and to the real property in the State of Tennessee, the following described real property located in Davidson County, and incorporated herein by reference:

> Land in Davidson County, Tennessee, being Unit No. E-4 as set forth in the Master Deed Establishing Brighton Village, Phase 7, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.
>
> BEING the same property conveyed to Colin B. Calhoun, an unmarried man, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 01/31/2011, appearing of record in Instrument No. 20110201-0009001, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Thomas J. Ellis by Warranty Deed from Colin B. Calhoun and wife, Chloe Calhoun, of record in Instrument No. 20161028-0114116, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Master Deed and By-Laws of record in Deed Book 20080117-0005582 and amended by Instrument No. 20080808-0081965; Agreements regarding sewage soil absorption system of record in Book 7230, pages 136 and 137; Sanitary Sewer & Drainage Easement of record in Book 7520, page 908; Stormwater Detention Agreement of record as Instrument No. 20061027-0133549; Easement for sanitary sewers and/or storm drainage, water mains, pumps, and appurtenances of record as Instrument No. 20071121-0136366; and to an Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and appurtenances of record as Instrument No. 20071121-0136402; Register's Office for Davidson County, Tennessee.

For Informational Purposes ONLY
This is improved property known as: 4845 Bevendean Dr., Until #E4, Nashville, TN 37211.

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.

The Grantor makes no warranty, express or implied, as to title in the property herein described.

The preparer makes no representation or warranties as to the accuracy of the description or the status of the title to the property. This document has been prepared based upon information furnished to the preparer and without conducting a title search. It is the responsibility of the grantee to record this document and failure to do so could adversely affect the title of the property. The parties hereto signify their assent to this disclaimer by the execution and the acceptance of the instrument.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this, the 29th day of October, 2020.

THOMAS JOSEPH ELLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas Joseph Ellis**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this, the 29th day of October, 2020.

Notary Public

My Commission Expires: 10-29-22

STACEY ANGELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY