This Document Prepared By:
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Karen Johnson Davidson County
Batch# 561507 DEEDQC
01/26/2021 12:39:57 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210126-0011494

After Recording, Return and Mail Tax Statements To:
Shannon Lee Ellis and Carolyn Ann Ellis, as co-Trustees
9925 Missionary Ridge Road
Bon Aqua, TN 37025

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter the GRANTEE, and other good and valuable consideration the receipt of which is hereby acknowledged, SHANNON ELLIS and CAROLYN ELLIS, husband and wife, the GRANTORS,

Whose mailing address is 9952 Missionary Ridge Road, Bon Aqua, TN 37025;

hereby convey and quitclaim to

BOARDWALK INVESTMENTS, a Tennessee Limited Liability Company, the GRANTEE,

Whose mailing address is 9952 Missionary Ridge Road, Bon Aqua, TN 37025;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 1857 Brookmeadow Lane, Hermitage, TN 37076.

Assessor's Parcel Number: 064-16-0D-073.00-CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Said transfer is a transfer from Grantor's to Grantor's Limited Liability Company.

Dated this 13 day of November, 2020.

Shannon Ellis
SHANNON ELLIS

Carolyn Ellis
CAROLYN ELLIS

State of Tennessee

County of ~~Hickman~~ Dickson

On this 13 day of Nov, 20 20, before me personally appeared SHANNON ELLIS and CAROLYN ELLIS, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 13 day of Nov, 20 20.

CHRISTY JACKSON BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

Notary's Signature

My commission expires: 9.25.2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Section Two, Truxton Park, RIO Cluster Lot Subdivision of record in Plat at Instrument No. 20010515-0049898, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul Stinson, an unmarried man by Warranty deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20011005-0108366 Register's Office for Davidson County, Tennessee, dated September 25,2001 and recorded on October 05, 2001.

Being the same property conveyed to Victor Hazelwood Trustee by Quitclaim Deed from Robert Paul Stinson aka Paul Stinson of record in Instrument No 20160429-0041994, Register's Office for Davidson County, Tennessee, dated April 26, 2016 and recorded on April 29, 2016 and within the same deed the said Victor Hazlewood Trustee conveyed his interest in the subject property to Debbie A. Stinson and husband, Robert Paul Stinson.

Being the same property conveyed by Warranty Deed dated September 20, 2018 from Debbie A. Stinson and husband Robert Pail Stinson to Shannon Ellis and Carolyn Ellis, husband and wife of record in Instrument No. 20180925-0095091, Register's Office for Davidson County, Tennessee, as recorded on September 25, 2018.

and more commonly known as 1857 Brookmeadow Lane, Hermitage, TN 37076.

TAX PARCEL NUMBER: 064-16-0D-073.00-CO

Oath of Consideration

I, Darius Khayat, hereby affirm, the actual consideration for this transfer is $0.00. Said transfer is not a change in ownership. Said transfer is a transfer from Grantors' as husband and wife to Grantors' Limited Liability Company.

Darius Khayat, Esq., Affiant

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

SUBSCRIBED AND SWORN TO (or affirmed) before me on January 21th, 2021, by Darius Khayat, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



NOTARY PUBLIC