Karen Johnson Davidson County
Batch# 577856 DEEDQC
02/24/2021 03:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210224-0023267

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Anthony C. Elston 1453 Stoner Ridge Hermitage, TN 37076	New Owner	075-11-0A-084.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ANTHONY C. ELSTON** and **CAROLINA S. ELSTON,** husband and wife (collectively, "Grantor"), does hereby quitclaim and convey unto **ANTHONY C. ELSTON**, a married man (the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 1453 Stoner Ridge, Hermitage, Davidson County, Tennessee 37076. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 13 day of February, 2021.

GRANTOR:

Anthony C. Elston

Carolina Elston

Carolina S. Elston

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, a Notary Public of the state and county mentioned, personally appeared Anthony C. Elston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Mt. Juliet, Tennessee this 13 day of February, 2021.

Notary Public

MYROSLAV KUZMYN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-6-2021

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, a Notary Public of the state and county mentioned, personally appeared Carolina S. Elston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Mt. Juliet, Tennessee this 13 day of February, 2021.

Notary Public

MYROSLAV KUZMYN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-6-2021

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~ Wilson)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 13 day of February, 2021.

NOTARY PUBLIC

MYROSLAV KUZMYN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-6-2021

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Phase Three, Heritage Meadows, a Planned Unit Development, of record in Plat Book 9700, Page 984, 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 Anthony C. Elston and Carolina S. Elston, as husband and wife, by deed, of record in Instrument No. 20170619-0060952, Register's Office for Davidson County, Tennessee.

This is improved property known as 1453 Stoner Ridge, Hermitage, Davidson County, Tennessee 37076.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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.

Andrea P. Perry
Signature

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kimberley J. Raymond a notary public for this county and state, Andrea P. Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 7-5-21

