Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 616118 DEEDQC
04/16/2021 08:09:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210416-0050786

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
E & M Holdings
2419 Kline Ave.
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map and Parcel No.
11808012700

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Daniel J. McKinney and Warren V. Elliott, tenants in common** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **E & M Holdings, a Tennessee General Partnership** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 261 on the plan of Grandview Heights of record in Book 161, Pages 14 & 15, Register's Office for Davidson County, Tennessee, to which reference is herby made for a more complete and accurate description.

Being the same property conveyed to **Daniel J. McKinney and Warren V. Elliott, tenants in common**, by Warranty Deed dated September 9, 2014, from **Michelle A. Anderton and husband Darwin Anderton**, recorded in Instrument No. 20140910-0082906, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **2412 Cruzen Street, Nashville, TN 37211.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 9th day of March 2021.

Daniel J. McKinney

Daniel J. McKinney

Warren V. Elliott

Warren V. Elliott

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Daniel J. McKinney**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of March 2021.

Helen Renee Madden
Notary Public

My Commission Expires:
May 9th 2023

Helen Renee Madden
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Warren V. Elliott**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of March 2021.

Helen Renee Madden
Notary Public

My Commission Expires:
May 9th 2023

Helen Renee Madden
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Daniel J. McKinney
Affiant

Sworn to and subscribed to before me, this the 9th day of MARCH 2021.

Helen Renee Madden
Notary Public

My Commission Expires:
May 9th 2023

Helen Renee Madden
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County