Karen Johnson Davidson County
Batch# 616118 DEEDQC
04/16/2021 08:09:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210416-0050788

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

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
E & M Holdings 2419 Kline Ave. Nashville, TN 37211	New Owner	11808026800

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, **Dan McKinney and Warren Elliot,** ("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:

Land in Davidson County, Tennessee, being Lot No. 263 on the map of Grandview Heights Subdivision, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 263 fronts 50 feet on the easterly side of Cruzen Avenue and runs back between parallel lines 150 feet to an alley.

This conveyance is subject to Grant of Easement of record as Instrument No. 20010103-0001034, Register's Office of Davidson County, TN.

Being the same property conveyed to **Dan McKinney and Warren Elliot**, by Quitclaim and Property Modification, dated January 12, 2012, recorded in Instrument No. 20120125-0007122, Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to **Dan McKinney** by Warranty Deed from **Robert E. Old and wife, Margaret Old**, dated February 24, 2004, of record as Instrument No. 20040225-0021523, in said Register's Office.

This conveyance is subject to all matters of record.

Warren Elliot and **Warren Elliott** are one and the same person.

This is improved property known as: **2416 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.

Dan McKinney

Dan McKinney

Warren Elliot

Warren Elliot

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 **Dan 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 Elliot**, 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).

Dan McKenney
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