This Instrument Prepared by:
Lenders Title Company
149 1st Ave N
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 643222 DEEDQC
05/24/2021 01:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210524-0070128

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is: $0.

Affiant

Subscribed and sworn to before me this 20th day of May, 2021.

Notary Public

My Commission Expires: 9/26/21

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel No.
Michael E. Elsner 6921 Scarlet Ridge Drive Brentwood, TN 37027	New Owner	181 10 0A 151.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Matthew Elsner**, a married man ("Grantor"), has bargained and sold and does hereby quitclaim, transfer and convey all his right, title and interest which he may have in the hereinafter described property to **Michael E. Elsner**, a married man ("Grantee"), his heirs and assigns, forever, being that property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being all of Lot No. 405, Final Plat, Phase Four, Autumn Oaks Subdivision, according to plat and survey of same appearing of record in Plat Book Instrument Numbers 20020523-0062993, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Michael E. Elsner, unmarried, and Mathew Elsner, married, with rights of survivorship, by deed from Stacy L. Merida, unmarried, of record in Instrument No. 20140214-0013124, Register's Office for Davidson County, Tennessee; the subject property having never been the marital residence of the said Matthew Elsner.

Property known as: 6921 Scarlet Ridge Drive, Brentwood, TN 37027.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 19 day of May, 2021.

Matthew Elsner

STATE OF Florida
COUNTY OF Sumter

Before me the undersigned Notary Public, personally appeared Matthew Elsner who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 19 day of May, 2021. ✓ by means of physical presence or ___ online notarization

BRITTANY M. MYERS
MY COMMISSION # GG 206466
EXPIRES: April 11, 2022
Bonded Thru Notary Public Underwriters

Notary Public

My Commission Expires: 04/11/2022

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)