THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 655994 DEEDQC
06/14/2021 01:07:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210614-0079860

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(E).

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of the following terms and their review and approval of the document(s) as drafted: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection or research was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The parties must review the document(s) and rely on the counsel of their attorneys or other professional advisors regarding such matters.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rachel Brooke Eli 812 Wren Rd. Goodlettsville, TN 37072	Owner	026-13-0-040.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jason R. Pruitte**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Rachel Brooke Eli, formerly known as Rachel Brooke Pruitte**, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 40, as shown on the map entitled Echo Meadows, of record in Plat Book 2331, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason R. Pruitte and wife, Rachel Brooke Pruitte by Warranty Deed from Barbara Pietrowski, Successor Trustee of the Albert S. Roslyn Revocable Trust dated January 26, 2001, and Barbara Pietrowski, Trustee of the Albert Steven Roslyn By-Pass Trust dated April 6, 2016, on June 26, 2017, at Instrument No. 20170626-0063931, Davidson County Register of Deeds.

Rachel Brooke Pruitte is now known as Rachel Brooke Eli.

This is property commonly known as 812 Wren Road, Goodlettsville, TN 37072.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

Witness my hand this ____ day of _____, **2021**:

Jason R. Pruitte

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rachel Brooke Eli** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14TH day of MAY, **2021**:

Daniel Harrington
Notary Public

My Commission Expires: 8-7-2024

