THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 666704 DEEDQC
06/28/2021 11:55:04 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20210628-0087215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration
for this transfer is $0.00

AFFIANT

Subscribed and sworn to before
me this 28th day of June 2021.

Notary Public

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Stephen S. Elliott 4505 Harding Pike, Unit 159 Nashville, TN 37205	New Owner	116-03-B-159.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

JAMES R. ELLIOTT, a married person, ELAINE ELLIOTT HALL, a married person, JOHN T. ELLIOTT, a married person, and STEPHEN S. ELLIOTT, an unmarried person

by these presents do hereby remise, release and quitclaim unto

STEPHEN S. ELLIOTT,

his heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee (the "Property"), more particularly described in Exhibit "A" hereto.

This is improved property known as 4505 Harding Pike, Unit 159, Nashville, Tennessee 37205.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the Property.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the Property described and quitclaimed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Property is investment property and has never been used as the principal residence of JAMES R. ELLIOTT, ELAINE ELLIOTT HALL, JOHN T. ELLIOTT or any of their spouses.

WITNESS my hand this 11th day of June 2021.

James R. Elliott
JAMES R. ELLIOTT

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES R. ELLIOTT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 11th day of June 2021.

Heather Williams
Notary Public

HEATHER WILLIAMS NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: May 30, 2023

Quitclaim Deed Signature Page - 4505 Harding Pike, Unit 159, Nashville, Tennessee 37205

WITNESS my hand this 17 day of June 2021.

Elaine Elliott Hall
ELAINE ELLIOTT HALL

STATE OF ALABAMA)
COUNTY OF MADISON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ELAINE ELLIOTT HALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 17 day of June 2021.

Michael Forest Bain
Notary Public
Notary Pulblic, Alabama State At Large
My Commission Expires
April 26th 2025

My Commission Expires: _____



Quitclaim Deed Signature Page - 4505 Harding Pike, Unit 159, Nashville, Tennessee 37205

WITNESS my hand this 10th day of June 2021.

JOHN T. ELLIOTT

STATE OF TENNESSEE)
COUNTY OF MARSHALL)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOHN T. ELLIOTT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 10th day of June 2021.

Notary Public

My Commission Expires: 10/1/2022

HEATHER W. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Quitclaim Deed Signature Page - 4505 Harding Pike, Unit 159, Nashville, Tennessee 37205

WITNESS my hand this 28th day of June 2021.

STEPHEN S. ELLIOTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, STEPHEN S. ELLIOTT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 28th day of June 2021.

Notary Public

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"
(*to Quitclaim Deed*)

Legal Description

Land in Davidson County, Tennessee, being Unit No. 159 as shown on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, Page 972, et seq,. said Register's Office. Said Unit is also known as Apartment No. 159.

Being the same property conveyed by Warranty Deed from ROYAL OAKS LIMITED PARTNERSHIP, an Illinois limited partnership, acting by and through its General Partner, Harding Drive, Inc., to JANICE T. ELLIOTT, dated June 12, 1978, of record in Book 5297, Page 916, Register's Office for Davidson County, Tennessee.

JANICE T. ELLIOTT having died intestate March 19, 2021 in Davidson County, Tennessee. JAMES R. ELLIOTT, ELAINE ELLIOTT HALL, JOHN T. ELLIOTT, and STEPHEN S. ELLIOTT being the heirs-at-law of JANICE T. ELLIOTT as evidenced by Affidavit of Heirship recorded in Instrument Nos. 20210628-0087213 and 20210628-0087214 in the Register's Office of Davidson County, Tennessee.

The above description is the same as in the previous deed of record.