Executor's QuitClaim Deed

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

MERFAT ELYAS
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 13TH day of AUGUST, 2021.

NOTARY PUBLIC
My Commission Expires: 03 / 06 / 2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Karen Johnson Davidson County
Batch# 697603 DEEDQC
08/16/2021 08:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210816-0109978

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
MERFAT H. ELYAS 646 Ewing Dr Nashville, TN 37207	New Owner	059 00 0 / 197.00

*IN FULFILLMENT OF THE LAST WILL AND TESTAMENT of **Marquis C. Qualls**, the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by MERFAT H. ELYAS, and other good and valuable consideration, the receipt of which is hereby acknowledged,*

I, **MERFAT ELYAS, Executrix for The Estate of MARQUIS CAYCE QUALLS,** the GRANTOR herein, by these presents does Quitclaim and convey unto:

MERFAT H. ELYAS, Individually, the GRANTEE, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of Waters Property of record in Book 6050 page 122, Register's Office for Davidson County, Tennessee and Surveyor's Certificate of correction in Book 6482, page 616, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

BEING ALL the same property conveyed to MARQUIS QUALLS, un-married, by Warranty Deed from Darryl Dinning and wife Gloria G. Dinning dated March 26th 2004 and of record as Instrument #20040329-0034946, Register's Office for Davidson County, Tennessee. The said MARQUIS QUALLS having since died 09/10/2020, un-married, Testate, in Davidson County, Tennessee, Probate Case #21P-5, Naming MERFAT ELYAS as Executrix with full authority to sell and convey the herein described real property, on behalf of the Estate, as shown in ARTICLE IV, and devising the property described herein to Merfaft H. Elyas, in ARTICLE II of said Will. Marquis Qualls, Marquis C. Qualls and Marquis Cayce Qualls are one and the same.

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

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Deed of Trust of record as Instrument #20040329-0034947; 2021 Property taxes are assumed by the GRANTEE; *(Judgment of record as Instrument #20161003-0103951, was granted April 28, 2010, and not renewed. It therefore expired prior to the death of Marquis C. Qualls) *

This is improved property known as: **646 Ewing Dr, Nashville, TN. 37207.**

Witness my hand this 13TH day of AUGUST, 2021.

The Estate of MARQUIS CAYCE QUALLS

BY: MERFAT ELYAS
MERFAT ELYAS, Executrix

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, _Leroy Johnston Ellis, IV__, a Notary Public in and for said County and State, the within named MERFAT ELYAS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that she is the Executrix for The Estate of MARQUIS CAYCE QUALLS and that he, as such Executrix, acknowledged, and executed the within instrument, for the purposes therein contained on behalf of The Estate of MARQUIS CAYCE QUALLS.

Witness my hand and official seal at Old Hickory, Tennessee this 13TH day of AUGUST 2021.

NOTARY PUBLIC

My Commission Expires: 03 /06/ 2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Anisha Lala the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Anisha Lala
NOTARY PUBLIC

My Commission Expires: 07-09-22

ANISHA LALA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com