Karen Johnson Davidson County
Batch# 702061 DEEDQC
08/20/2021 11:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210820-0112938

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Ernestine Ellis** ("Grantor"), married , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Ernestine Ellis and Jasmine Williamson** tenants in common w/ rights of survivorship, (Grantees), all of her rights, title, and interests in the following described real property, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 245 fronts 101 feet on the Plan of Maplewood Heights Second Subdivision, of record in Book 547, pages 103 & 104, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 245 fronts 101 feet on the northerly margin of Ben Allen Road and extends back 351.1 feet on the westerly line, and 349 feet on the easterly line, to a line in the rear measuring 100 feet thereon.

INCLUDED in the above description, but EXPRESSLY EXCLUDED from this conveyance is the following described property having been conveyed to Harold E. Mathis and wife, Martha Marie Mathis, by deed of record in Book 2926, page 300, said Register's Office.
Land in Davidson County, Tennessee, being the northerly parts of Lot No. 244 & 245 on the Map of Maplewood Heights Second Subdivision as of record in Book 547, pages 103 & 104, Register's Office for said County, and described according to a survey prepared by T.R. Sanford on June 25, 1959, as follows:
Beginning at a point in the westerly margin of Hutson Avenue at the common corners of Lot No. 244 & 243; thence westerly with a fence line along the rear lines of Lots No. 244 & 245, which is also the southerly line of Lot No. 243, 200 feet to the common rear corner of Lots No. 245 & 246, 172 feet to a fence; thence easterly along a fence line 202 feet, more or less, to a point in the westerly margin of Hutson Avenue, thence northerly with the westerly margin of said Avenue 202.7 feet, to the point of beginning.

ALSO INCLUDED in the above description, BUT EXPRESS EXCLUDED from this conveyance is the following described property having been conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by deed of record in Book 4949, page 761, said Register's Office: Beginning at a point of intersection of the west margin of Hutson Avenue and the north margin of Ben Allen Road; thence North 17 degrees 22 feet 42 inches East 6.25 feet to a point; thence South 79 degrees 45 feet 18 inches East 202.01 feet to a point in the said west margin; thence along the said west margin South 17 degrees 22 feet 42 inches West 7.05 feet to the point of beginning, and containing 1,394 square feet.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim of record at Instrument Number **20041004-0119136** in said Register's Office. William M Ellis joins in to convey any marital interest he may have.

IN TESTIMONY WHEREOF I/we have executed this instrument the 19th day of **August, 2021.**

Ernestine Ellis **William M. Ellis**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Ernestine Ellis and William M. Ellis**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of **August, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 13th day of **August, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-2-21

PROPERTY ADDRESS:	**627 Hart Lane, Nashville, TN 37216**
TAX PARCEL NO.:	061 14 0 006.00
PROPERTY OWNER:	Ernestine Ellis, Et. Al,
OWNER'S ADDRESS:	**627 Hart Lane, Nashville, TN 37216**
MAIL TAX BILLS TO:	**owner at property address**

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/19/21.

Affiant Signature

8/19/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 19th day of August, 2021.

Notary's Signature

(Notary Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3.3.2025