Karen Johnson Davidson County
Batch# 703744 DEEDQC
08/24/2021 12:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210824-0114305

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2021.

Notary Public

My Commission Expires: 3-3-25

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Eugene Harris Nelson 3701 Meadowbrook Avenue Nashville, Tennessee 37205	SAME	105 14 0O 001.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Withers and Erica Scherle, Trustees of the 2116 Elliott Ave. Trust,** dated February 4, 2020, hereinafter called the Grantors, hereby remises, releases and quitclaims all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Eugene Harris Nelson,** and his heirs and assigns.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 23RD day of August, 2021.

2116 ELLIOTT AVE. TRUST

By: _____
James Withers, Trustee

By: _____
Erica Scherle, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Withers, Trustee of the 2116 Elliott Ave. Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 30 day of August, 2021.

My Commission Expires: 3-3-25

_____
Notary Public

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erica Scherle, Trustee of the 2116 Elliott Ave. Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 30 day of August, 2021.

My Commission Expires: 3-3-25

_____
Notary Public

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, being part of Lot No. 59 on the Plan of Map of Waverly Place of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the easterly margin of Elliott Avenue, formerly Forest Avenue, at the northwest corner of the part of the said lot conveyed to Sue J. Halbert by C.G. Stephens and wife, Minnie C. Stephens by deed of record in Book 374, Page 386, said Register's Office; thence with the northerly line of said Halbert Property easterly 287 1/2 feet to the westerly margin of an alley; thence with said alley northerly 77 1/2 feet; thence westerly 287 1/2 feet more or less, to the easterly margin of Elliott Avenue; thence with said margin of said Avenue southerly 50 feet to the beginning.

Being the same property conveyed to James Withers and Erica Scherle, Trustees of the 2116 Elliott Ave. Trust, dated February 4, 2020, by deed from Eugene Harris Nelson of record as Instrument No. 20200205-0013381, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes which have been assumed by Grantee;
2. All restrictions of record;
3. All easements of record;
4. All visible easements;
5. All matters appearing on the plan of record; and
6. All applicable governmental and zoning regulations.

This is improved property known as 2116 Elliott Avenue, Nashville, Tennessee 37204.

Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 08/24/2021 (date of document).

Affiant Signature

08/24/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025