Karen Johnson Davidson County
Batch# 703908 DEEDQC
08/25/2021 08:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210825-0114513



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 23rd day of August, 2021.

Notary Public

My Commission Expires: 3.3.25

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
James Withers and Erica Scherle, Trustees 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, **Eugene Harris Nelson**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, hereby remises, releases and quitclaims all of the Grantor's 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 **James Withers and Erica Scherle, Trustees of the 2116 Elliott Ave. Trust**, dated February 4, 2020, and their successors and assigns.

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

WITNESS my hand this 23RD day of August, 2021.

Eugene Harris Nelson

Eugene Harris Nelson

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 Eugene Harris Nelson, 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 23rd day of August, 2021.

My Commission Expires: 10/02/2023

Tracy L Umeda

Notary Public

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit 1 of Elliott Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Elliott Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160516-0048883, Register's Office for said County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Elliott Avenue Townhomes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160516-0048883, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

a portion of

Being the same property conveyed to Eugene Harris Nelson by deed from James Withers and Erica Scherle, Trustees of the 2116 Elliott Ave. Trust, dated February 4, 2020, of record as Instrument No. 20210824-0114305, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2021 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20160516-0048883, Register's Office for Davidson County, Tennessee; and (c) Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20160516-0048883, Register's Office for Davidson County, Tennessee.

This is improved property known as 2116 Elliott Avenue, Unit 1, 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

NOTARY'S SEAL

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

MY COMMISSION EXPIRES: 5-5-2025