Karen Johnson Davidson County
Batch# 748019 DEEDWARR
11/02/2021 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211102-0146793

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

DEED CREATING TENANCY IN COMMON

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Robert G. Elliott, Affiant

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

Notary Public
My Commission Expires: 5/5/2025

LISA D. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Robert G. Elliott and Cassondra M. Elliott 515 Westview Avenue Nashville, TN 37205	Robert G. Elliott and Cassondra M. Elliott 515 Westview Avenue Nashville, TN 37205	116 15 0 022 00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **ROBERT G. ELLIOTT and CASSONDRA M. ELLIOTT**, husband and wife (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **ROBERT G. ELLIOTT and CASSONDRA M. ELLIOTT**, an undivided interest, owned as equal tenants in common (collectively, the "Grantee"), their successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Jackson Estates, as of record in Plat Book 6900, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed from Jacqueline P. Putnam to Robert G. Elliott and

Cassondra M. Elliott, husband and wife, by Warranty Deed dated September 20, 2016, recorded as Instrument Number 20160926-0101093, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. That certain Deed of Trust of record as Instrument Number 20160926-0101094, Register's Office for Davidson County, Tennessee, securing a promissory note dated September 23, 2016 made by Robert G. Elliott and Cassondra M. Elliott, husband and wife, in favor of Pinnacle Bank in the original principal amount of One Million Two Hundred Thousand Dollars ($1,200,000.00).

2. All matters appearing on the Plan of record as Book 6900, page 107, Register's Office for Davidson County, Tennessee.

3. Easements granted to Southern Bell Telephone and Telegraph Company of record in Book 1221, page 378, and Book 4603, page 385, Register's Office for Davidson County, Tennessee

This is improved property commonly known as 515 Westview Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This deed is made pursuant to the provisions of Tenn. Code Ann. § 66-1-110 for the express purpose of creating equal, undivided tenants in common interests in and to the above-described property.

SIGNED this the 28th day of October, 2021.

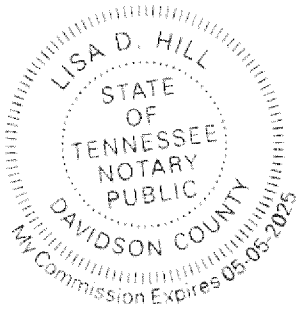
ROBERT G. ELLIOTT

CASSONDRA M. ELLIOTT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT G. ELLIOTT and CASSONDRA M. ELLIOTT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 28th day of October, 2021.



Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 October 28, 2021.

10-29-2021
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of October, 2021.

Notary Public

My Commission Expires: 5/6/2025

Notary's Seal (if on paper)

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2025