Karen Johnson Davidson County
Batch# 781886 DEEDQC
12/30/2021 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211230-0171858

PROPERTY TAX INFORMATION:

OWNER: Timothy E. McKinney, et ux
625 Stone Mill Cir
Murfreesboro TN 37130

SEND TAX BILLS TO: same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130
From information furnished by the parties. No search was performed. No Tax advice was sought by parties or given by preparer

Map/Parcel:165090A03100CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, **Avi Elfersy and wife, Katharine Elfersy,** have this day bargained and sold and does hereby transfer, convey and quitclaim unto **Timothy E. McKinney and wife, Glenda R. McKinney,** their heirs and assigns, forever, all of their interest in and to that certain tract or parcel of real estate lying in Davidson County, Tennessee, and being further described as follows:

Certain real property situated in Davidson County, Tennessee, and described as follows to wit:

Being Lot No. 91 on the Plan of Section One, Lakewood Village of record in Plat Book 9700, page 555, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Avi Elfersy and wife, Katharine Elfersy by Quitclaim Deed from Elfersy Properties, LLC (formerly misidentified as Elfersy Properties), dated March 31, 2021 and recorded on April 19, 2021 at 3:18 PM as Instrument No. 20210419-0052273, Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Elfersy Properties from Music City Holdings, LLC, by Warranty Deed dated February 5, 2021 and recorded on February 5, 2021 as Instrument No. 20210205-0017058, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

WITNESS MY HAND this 15 day of December, 2021.

Avi Elfersy

Katharine Elfersy
Katharine Elfersy

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 1204-1218 W. Main Street, Murfreesboro, Tennessee 37129.

THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants of record in the Register's Office for Rutherford County, Tennessee; and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

WITNESS MY HAND this 13th day of December, 2021.

Timothy E. McKinney

Timothy E. McKinney

Glenda R. McKinney

Glenda R. McKinney

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid **Timothy E. McKinney and Glenda R. McKinney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the foregoing instrument (QuitClaim Deed) and further acknowledged that he executed the same as her free act and deed.

Witness my hand and seal, at Office, this 13th day of December, 2021.

STATE OF TENNESSEE NOTARY PUBLIC Jack Evans Gilbert County of Rutherford

NOTARY

My Commission Expires: 8/19/24

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, on this 13 day of December, 2021.

KRISTIN L BROWN STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 3523

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 12-13-21 . (Date of Document)

Affiant Signature

Date: 12-13-21

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 13 day of December, 2021

MACY EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Public

My Commission Expires: 3/20/2022