QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 812337 DEEDQC
02/28/2022 11:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220228-0022331

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 2022.

Notary Public

COMMISSION EXPIRES: 6-23-2025

(AFFIX SEAL)

JESSICA ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC
450 St. Andrews Drive, Suite C
Murfreesboro, Tennessee 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Walter Ellison and Jackie Spencer (Name)	**New Owner**	**060-01-0-198.00**
3181 Ewingdale Drive (Address)		
Nashville, TN 37207		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Walter Ellison,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Walter Ellison and Jackie Spencer, as Tenants in Common with Right of Survivorship,** GRANTEES, all right, title, and interest in the said property situated in Davidson County, Tennessee, and described as:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Section One, Golden Valley Estates of record in Plat Book 4175, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Walter Ellison by Warranty Deed from Ricky A. Raines, a single man, dated October 18, 2021 and recorded on October 22, 2021 at 3:02 P.M. as Instrument No. 20211022-0142468, Register's Office of Davidson, County, Tennessee.

Said property conveyed is also subject to restrictions of record in Book 4447, Page 108, Book 4447, Page 594, Book 8237, Page 75, Book 4468, Page 209, and Book 4555, Page 44, in the Register's Office of Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities; including but not limited to restrictions of record in Book 4447, Page 108, Book 4447, Page 594, Book 8237, Page 75, Book 4468, Page 209, and Book 4555, Page 44, in the Register's Office of Davidson County, Tennessee; Plan of record in Plat Book 4175, Page 142 all of record in Register's Office of Davidson County, Tennessee.

This is improved property located at (for reference purposes only): 3181 Ewingdale Drive, Nashville, Tennessee 37207.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 9th day of February, 2022.

Walter L. Ellison

Walter Ellison

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, the within named **Walter Ellison**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 6-23-2025

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **February 9, 2022**.

Date

Tonya Loftin
Affiant Signature

February 16, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 16th day of February, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)