Karen Johnson Davidson County
Batch# 814833 DEEDQC
03/03/2022 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220303-0024421

This Instrument
Prepared By:
Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathleen McElroy,** unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of her interest and conveys unto, **Kathleen L. McElroy, unmarried, and Eric C. McElroy, married,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 50 ON THE PLAN OF BLOCK "C" OF PRIEST HOME PLACE SUBDIVISION OF RECORD IN PLAT BOOK 161, PAGE 102, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 50 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF RUSSELL, FORMERLY RUTH STREET, AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

Being the same property conveyed to Ben E. Taylor by Warranty Deed from Juanita Taylor of record as (book) 5406 (page) 50, dated March 9, 197 and recorded March 15, 1979.

Being the same property conveyed to Kathleen McElroy, an unmarried woman by Warranty Deed from The Estate of Ben E Taylor, Michelle Poss, Administrator, C.T.A of record as Instrument No. 20211112-0151095 in the Register's Office for Davidson County, Tennessee, dated October 28, 2021 and recorded on November 12, 2021.

Being also known as 1914 Russell Street, Nashville, TN 37206/ Parcel No. 083-14-0-161-00

IN WITNESS WHEREOF, We have hereunto set out hands on this 18th day of February, 2022.

Kathleen McElroy

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Kathleen McElroy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 18th day of February, 2022.

Notary Public

My Commission Expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-05-2024

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Eric C. McElroy & Kathleen L. McElroy 404 Ellington Drive Franklin, TN 37064	SAME	Davidson County: 083-14-0-161.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 18th day of February, 2022.

Notary Public

My Commission Expires:
01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Certificate of Authenticity

I, Elizabeth Yerger, 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 18, 2022**.

Affiant Signature

2-22-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

22nd day of **February**, 20 22.

Notary's Signature

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 4/30/22

Notary's Seal (if on paper)