Karen Johnson Davidson County
Batch# 814894 DEEDQC
03/03/2022 01:11:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220303-0024512

QUIT CLAIM DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

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

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7th DAY OF Feb, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 02/19/2024

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 256 Seaboard Ln., G104, Franklin, TN 37069

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Arian Ellis and Donald Ellis	New Owners	
3505 A Wrenwood Avenue	10 Haviland St.	Parcel ID:104010R00100CO
Nashville, TN 37205	Bluffton SC 29910	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DABKRE ASSETS, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

ARIAN ELLIS AND DONALD ELLIS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 3505 A Wrenwood Avenue, Nashville, TN 37205

Witness its hand on the 7th day of Feb, 2022.

DABKRE ASSETS, LLC

DONALD ELLIS, MEMBER

STATE OF South Carolina

COUNTY OF Beaufort

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Donald Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Member of, DABKRE ASSETS, LLC, the within named barganor, a Limited Liability Company, and that Donald Ellis, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee , this 7th day of Feb, 2022.

Notary Public

My Commission Expires: 07/14/2023

Charles Huggins NOTARY PUBLIC State of South Carolina My Commission Expires July 14, 2023

file # 16-8450 ELLIS JV LG

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit A, HOMES AT 3505 WRENWOOD AVENUE, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown of record in Instrument No. 20140114-0003605, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Geoff Grenier, an unmarried man to *Dabkre Assetts, LLC as recorded on the 9th day of September, 2016 in Instrument No. 20160913-0096013 in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein

** This instrument is executed by Dabkre Assetts in the winding up of business in Tennessee.*

I Lisa Allard, 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 22, 2022.

Lisa Allard, Affiant February 22, 2022

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this February 22, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024