QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 853753 DEEDQC
05/11/2022 12:05:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220511-0054027

STATE OF Florida, COUNTY OF Santa Rosa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant Ashlyn Burn

Subscribed and sworn to me on April 29, 2022.

NOTARY PUBLIC

My Commission Expires:

Notary Public State of Florida
Bridget A Roberts
My Commission
HH 225599
Exp. 2/7/2026

ed based solely upon
by the Grantor, and
f a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tobie Marie McElrath, Trustee 704 Panferio Drive, Pensacola Beach, Florida 32531.	Same as New Owner	093-13-3A-002.00-CO

KNOW ALL MEN BY THESE PRESENTS that RYAN MCELRATH AND TOBIE MCELRATH, HUSBAND AND WIFE, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto TOBIE MARIE MCELRATH, Trustee of the MCELRATH REVOCABLE TRUST, hereinafter called **"GRANTEE,"** her successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> A certain townhome located in Davidson County, Tennessee, being Unit B of 1405 Sigler Villas Homeowners Association, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1405 Sigler Villas Homeowners Association of record in Instrument Number 20161222-0135042, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.
>
> Being the a portion of the same property conveyed to RYAN MCELRATH AND TOBIE MCELRATH, HUSBAND AND WIFE, by Warranty Deed from WRENCO 18, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated July 23, 2021 and recorded July 30, 2021, of record in Instrument No. 20210730-0102752, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 1405 B Sigler Street, Nashville, TN 37203.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on April 29, 2022

Ryan McElrath

Tobie McElrath

STATE OF Florida

COUNTY OF Santa Rosa

On April 29, 2022, before me personally appeared Ryan McElrath, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on April 29, 2022.

Notary Public State of Florida
Bridget A Roberts
My Commission
HH 225599
Exp. 2/7/2026

NOTARY PUBLIC

My Commission Expires: _____

STATE OF Florida

COUNTY OF Santa Rosa

On April 29, 2022, before me personally appeared Tobie McElrath, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on April 29, 2022.

Notary Public State of Florida
Bridget A Roberts
My Commission
HH 225599
Exp. 2/7/2026

NOTARY PUBLIC

My Commission Expires: _____