Karen Johnson Davidson County
Batch# 904388 DEEDQC
08/17/2022 10:39:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220817-0093173

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 16th day of August, 2022.

NOTARY PUBLIC

KYLE HENRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JUNE 17, 2026

My Commission Expires: 6/17/26

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Joel R. McGinnis, Trustee 2304 Elliot Avenue, Unit 104 Nashville, TN 37204	New Owner	105-14-0B-004.00-CO

QUITCLAIM DEED

In consideration of One Dollar ($1.00), and other good and valuable consideration, **Joel R. McGinnis, an unmarried man,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Joel R. McGinnis, Trustee of the Joel R. McGinnis Living Trust dated March 11, 2010,** GRANTEE. Said property is described as follows:

Land in Davidson County, Tennessee, being Unit No. 104, together with the appurtenant interest in the common elements of Elliott Avenue Condominiums, a horizontal property regime established by Master Deed of record in Instrument 20050726-0087034, amended in Instrument 20050728-0088366, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to Joel R. McGinnis, an unmarried man, by Warranty deed from Andrew Heiman, a married man, and Tyler Winston, a single man, of record in Instrument No. 20160411-0034597, Register's Office for Davidson County, Tennessee, dated April 6, 2016 and recorded on April 11, 2016.

Being improved property also known as: 2304 Elliott Avenue, Unit 104, Nashville, TN 37204.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said Grantor has hereunto set his signature on this the 16th day of August, 2022.

Joel R. McGinnis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Joel R. McGinnis**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 16th day of August, 2022.

Notary Public

My Commission Expires: 6/17/26

KYLE HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JUNE 17, 2026