Karen Johnson Davidson County
Batch# 916899 DEEDQC
09/15/2022 09:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220915-0102780

Return to:

STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM CA 92806
FILE NO. NSWREF22497101

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSHUA ELROD AND IVY R. ELROD	JOSHUA ELROD AND IVY R. ELROD	061-07-0-199.00
4307 GLYNDA DRIVE NASHVILLE, TN 37216	4307 GLYNDA DRIVE NASHVILLE, TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOSH S. ELROD, ALSO KNOWN AS JOSHUA ELROD AND IVY R. ELROD**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **JOSHUA ELROD AND IVY R. ELROD, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 16 ON THE PLAN OF YOUNG DALE SUBDIVISION OF RECORD IN BOOK 2330, PAGE 22 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JOSH S. ELROD AND IVY R. ELROD BY WARRANTY DEED FROM STELLA HOUSES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED OCTOBER 8, 2014, RECORDED ON OCTOBER 10, 2014 AS INSTRUMENT 20141010-0094188, OF OFFICIAL RECORDS.

Property known as, 4307 GLYNDA DRIVE, NASHVILLE, TN 37216

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

Witness ~~my hand this~~ 2ND day of SEPTEMBER, 2022.

JOSH S. ELROD

IVY R. ELROD

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Tanya Stafford of the state and county mentioned, personally appeared **JOSH S. ELROD, IVY R. ELROD,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Tanya Stafford
Notary Public
Printed Name: Tanya Stafford
My Commission Expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 2nd day of September, 2022.

Tanya Stafford
Notary Public
My commission expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Julie Cotta, 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 Sept, 2, 2022 (date of document).

Julie Cotta
Affiant Signature

Sept, 2, 2022
Date

State of California

County of Orange

Sworn to and subscribed before me this 2nd day of September, 2022.

CHUONG A. LAM
Notary Public - California
Orange County
Commission # 2329677
My Comm. Expires Jun 15, 2024

Chuong
Notary's Signature

MY COMMISSION EXPIRES: June 15, 2024

NOTARY'S SEAL