AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Place
Victor, NY 14564
File No. CL220060045LD

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 943174 DEEDQC
11/21/2022 09:36:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221121-0122998

Tax ID No.: 075-12-0A-106-00

QUITCLAIM DEED

THIS DEED made and entered into on this 14 day of Nov, 2022, by and between **William L. Elliott, a married man who acquired title as an unmarried man, joined in execution by his spouse, Caitlin Elliott,** residing at 428 Scotts Creek Trail, Nashville, TN 37076 **and William G. Elliott, a married man,** residing at 328 Pleasant Run Road, Smyrna, TN 37167, hereinafter referred to as Grantor(s) and **William L. Elliott and Caitlin Elliott, husband and wife, as joint tenants with right of survivorship,** residing at 428 Scotts Creek Trail, Nashville, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 428 Scotts Creek Trail, Hermitage, TN 37076

Being the same property conveyed to the Grantor(s) in a Deed recorded on 08/28/2012 under Instrument No. 20120828-0077512 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

William L. Elliott

Caitlin Elliott

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, William L. Elliott and Caitlin Elliott, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hermitage Tennessee, this 14 day of November, 2022

Notary Public

My Commission expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

William G. Elliott

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, William G. Elliott, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hermitage Tennessee, this 14 day of November, 2022

Notary Public

My Commission expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

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

William L Elliott
Affiant

Print Name: William L Elliott

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 14 day of November, 2022

Notary Public
My Commission Expires: 1-28-2024

Name and address for person(s) responsible for taxes:

William L. Elliott and Caitlin Elliott
428 Scotts Creek Trail
Nashville, TN 37076

Name and address of property owner:

William L. Elliott and Caitlin Elliott
428 Scotts Creek Trail
Nashville, TN 37076



EXHIBIT A
LEGAL DESCRIPTION

The following described property situated in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF GREER MEADOWS AT CEDAR CREEK, SECTION 3, PHASE 1, OF RECORD IN INSTRUMENT NO. 20010920-0101748, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM L. ELLIOTT, AN UNMARRIED MAN AND WILLIAM G. ELLIOTT A MARRIED MAN FROM JAMES R. TEMPLE, AN UNMARRIED MAN AND MI Y. JONES, AN UNMARRIED WOMAN, DATED 08/17/2012, RECORDED 08/28/2012, DEED INSTRUMENT # 20120828-0077512, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel/APN/Tax ID: 075-12-0A-106-00

Tennessee Certification of Electronic Document

I, William L Elliott, 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 11/14/2022 (date of document).

Affiant Signature

11/14/2022
Date

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 14 day of November, 2022

Notary's Signature

My Commission Expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY'S SEAL