QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 947411 DEEDQC
12/05/2022 12:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221205-0126753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY (and return to):
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ellis Property Brothers, LLC	**Same**	
(NAME)	(NAME)	
1824 Sugar Ridge Rd.	1824 Sugar Ridge Rd.	**081 11 0 390.00**
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174	Spring Hill, TN 37174	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

JOSHUA ISAIAH ELLIS, A MARRIED MAN, AND JOSHUA LEE ELLIS, A MARRIED MAN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ELLIS PROPERTY BROTHERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, ALL OF GRANTOR'S INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2, MCGAVOCK, WETMORE & OTHERS 2ND ADDITION, RESUBDIVISION OF THE NORTHERLY 90' OF LOT NO. 279, AS SHOWN ON SURVEY AND PLAT APPEARING OF RECORD IN PLAT BOOK 3500, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA ISAIAH ELLIS, A MARRIED MAN AND JOSHUA LEE ELLIS, A MARRIED MAN BY QUITCLAIM DEED FROM JOSHUA ELLIS, AKA JOSHUA ISAIAH ELLIS, A MARRIED MAN, OF RECORD AS INSTRUMENT NO. 20190306-0020382 IN THE REGISTER'S OFFICE FOR HAMILTON COUNTY, TENNESSEE, DATED MARCH 1, 2019 AND RECORDED ON MARCH 6, 2019.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1413 Wheless Street, Nashville, TN 37208**

Witness our hands this the 11th day of October, 2022.

Joshua Isaiah Ellis

STATE OF Connecticut)
COUNTY OF Hartford) East Windsor

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua Isaiah Ellis**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of October, 2022.

Notary Public
My Commission Expires: 4-30-25

PETISA NORWOOD
NOTARY PUBLIC
My Commission Expires Apr 30, 2025
CONNECTICUT

Petisa Norwood
Notary Public
My Commission Expires 4-30-25

Witness our hands this the 12 day of October, 2022.

Joshua Lee Ellis

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua Lee Ellis**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of October, 2022.

Notary Public
My Commission Expires: 3.3.24

Certificate of Authenticity

I, Emily Manno, 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 10/12/22.

Date

Emily Manno

Affiant Signature

10/12/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of October, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON