Karen Johnson Davidson County
Batch# 989657 DEEDQC
04/10/2023 08 28.50 AM 2 pgs
Fees. $12 00 Taxes· $0.00
20230410-0025438

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 23nd day of March, 2023. Notary Public My Commission Expires: 11/2/26

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Holly Furman 421 Ellendale Avenue Nashville, TN 37205	New Owner Holly Furman 421 Ellendale Ave Nashville, TN 37205	11611000600

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOLLY FURMAN AND TODD ELLIS, AS TENANTS IN COMMON** ("Grantors"), by these presents, does hereby quitclaim and convey unto **HOLLY FURMAN, UNMARRIED** and her heirs, successors and assigns ("Grantee"), all of Grantor rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

LAND in the 7th District of Davidson County, Tennessee, in the City of Belle Meade, being Lot No. 10 of Block B, on the Plan of the Subdivision of the Malone Property, Honeywood, not of record.
According to a blue print of said plan made by W. B. Southgate, Surveyor, said Lot No. 10 fronts 184 feet on the westerly side of Ellendale Avenue and runs back 250 feet on the northerly line and 198 feet on the southerly line, to a dead line, measuring 136 1/2 feet thereon.
Being the same property conveyed to HOLLY FURMAN AND TODD ELLIS, JOINT TENANTS WITHOUT SURVIVORSHIP, by deed from GEOFFREY DAVID FARRAR AND MARY-KATHERINE HOLLAND DUNN, HUSBAND AND WIFE, of record in Instrument 20211130-0158091, dated November 30th, 2021, said Register's Office.

This Quitclaim Deed is being made to remove TODD ELLIS from title as he is no longer joint tenants with HOLLY FURMAN as previously vested on the Warranty deed and, no longer holds interest in the aforementioned property.

This is improved property known as: **421 Ellendale Avenue Nashville, TN 37205**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

TODD ELLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **TODD 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 such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of March, 2023

Notary Public

My commission expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025