ADDRESS NEW OWNER:
**MONTE G. ELKINS and wife,**
**KAREN ELKINS**
**501 Brandywine Drive**
**Old Hickory, Tennessee 37138**

Karen Johnson Davidson County
Batch# 995255 **DEEDQC**
04/24/2023 09 06 33 AM 3 pgs
Fees $17 00 Taxes $0 00

20230424-0029796

SEND TAX BILLS:
**NEW OWNER**
Same as above

Map: 149
Parcel: 156.3

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **MONTE G. ELKINS**, hereinafter referred to as the Grantor, his heirs and assigns, by these presents do hereby quitclaim and convey unto **MONTE G. ELKINS and wife, KAREN ELKINS**, a married couple, hereinafter the "Grantees", their heirs and assigns, all right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 55 on the Plan of Brandywine Farms, Section I, as of record in Book 3600, Pages 79 and 80, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Brandywine Drive, South 69" 52' Est front corner of Lots Nos. 55 and 56; thence leaving Brandywine Drive, South 69" 52' East 200 feet to a concrete monument at the common rear corner of Lots Nos. 55 and 56; thence north 18" 57' East 208.4 feet to a concrete monument in the southerly margin of Montchanin Road; thence along the said margin of said road, in a westerly direction 197.5 feet to a concrete monument, the beginning of a curve to the left having a radius of 25.00 feet; thence continuing around said curve in a southeasterly direction 39.27 feet to a concrete monument in the easterly margin of Brandywine Drive; thence along said margin of said drive in a southerly direction and passing a concrete monument at 13.8 feet a total distance of 156.0 feet to the point of beginning.

BEING the same property conveyed to Travis L. McElroy and wife, Bettye S. McElroy, by deed from Cullum C. Hutson, Jr. and wife; as of record in Book 4406, Page 426, and re-recorded in Book 4406, Page 891, said Register's Office.

BEING the same property conveyed to Harold Glen Elkins (deceased June 3, 2022) and wife, Sarah Elkins (deceased March 23, 2021) by Warranty Deed from Travis L. McElroy and wife, Bettye S. McElroy; recorded on November 17, 1970 and as of record in Book 4459, Page 915, said Register's Office.

BEING the same property conveyed to Monte G. Elkins by Executor Deed from Monte G. Elkins, Executor of the Estate of Harold Glen Elkins recorded on the 17th day of April, 2023 as Instrument Number 20230417-0027830 Register's Office for Davidson County, Tennessee.

This is improved property known as 501 Brandywine Drive, Old Hickory, Tennessee 37138.

This conveyance is made subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

Witness my hand this 20th day of April, 2023.

Monte C. Elkins
MONTE G. ELKINS

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MONTE G. ELKINS**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this the 20th day of April, 2023.

Notary Public
My Commission expires: 1-28-2026

STACY ROBINSON BARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual consideration or value, whichever is greater, for this transfer is NONE.

Karen C. Elkins
*AFFIANT*

Subscribed and sworn to before me this the 20th day of April, 2023.

NOTARY PUBLIC
My Commission Expires: 1-28-2026

STACY ROBINSON BARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

*This Instrument was Prepared By:*

**Yancy Belcher, Attorney**
**2306 N. Mt. Juliet Rd.**
**Mt. Juliet, TN 37122**
**(615) 773-2889**