(3)

Karen Johnson Davidson County
Batch# 1011006 DEEDQC
06/05/2023 09 01 00 AM 2 pgs
Fees $12 00 Taxes $0 00

20230605-0042144

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Franklin, TN 37067

This instrument was drafted from information furnished by the parties No representation or warranty is made by the preparer as to the accuracy of anything set forth herein The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant _____

Subscribed and sworn before me, this the 1st day of _____, 2023.

Notary Public. _____
My Commission Expires

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-17-2027

ADDRESS OF NEW OWNER:
Wilbur Ellison
1720 Buchanan Court
Nashville, TN 37208

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
081-10-0-014 00

QUITCLAIM DEED

For and in consideration of One Dollar (1 00), cash in hand paid, the receipt of which is hereby acknowledged, **REGINALD ELLISON**, (hereinafter referred to as "**GRANTORS**") does quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **WILBUR ELLISON**, (hereinafter referred to as "**GRANTEE**") his heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being described as Lot No 25 on the Plan of Cumberland Gardens, Section Six, as of record in Book 3106, page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a full and complete description of said property

Being the same property conveyed to Loretta Ellison by Substitute Trustee's Deed from Priority Trustee Services of TN, L L C , Substitute Trustee, dated July 12, 2007, of record in Instrument No 20071025-0126092, Register's Office for Davidson County, Tennessee Loretta Ellison died testate on February 11, 2017 (see Probate No 17P1156, Seventh Circuit Court for Davidson County, Tennessee, Probate Division) AND being the same property conveyed to Wilbur Ellison by Quitclaim Deed from Wilbur

Ellison, Executor of the Estate of Loretta Ellison, dated May 24, 2018, of record in Instrument No 20180628-0062685, Register's Office for Davidson County, Tennessee See Affidavits of Heirship of record in Instrument No * and in Instrument No *, Register's Office for Davidson County, Tennessee * 20230605-0042142 * 20230605-0042143

This is improved property commonly known as: **1720 Buchanan Court, Nashville, TN 37208**

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

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

IN WITNESS WHEREOF, this document was executed this 1st day of June, 2023.

Reginald Ellison

REGINALD ELLISON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **REGINALD ELLISON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 1st day of June, 2023

NOTARY PUBLIC

My Commission Expires:

MISTY M. THOMPSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-17-2027