Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Matthew Ellsworth and Kathleen Ellsworth, Co-Trustees 6632 Valleypark Drive Nashville, TN 37221	**126 16 0A 083.00**	**SAME**

Karen Johnson Davidson County
Batch# 1026642 DEEDQC
07/14/2023 02 18 46 PM 3 pgs
Fees $17 00 Taxes $0 00

20230714-0054184

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Matthew Ellsworth and Kathleen Ellsworth, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Matthew Ellsworth and Kathleen Ellsworth, Co-Trustees of the Ellsworth Family Revocable Trust dated July 10, 2023** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **6632 Valleypark Drive, Nashville, TN 37221**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 10 day of July, 2023

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires 7-7-25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 10th day of July, 2023

MATTHEW ELLSWORTH

KATHLEEN ELLSWORTH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Ellsworth and Kathleen Ellsworth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 10th day of July, 2023.

Notary Public

My Commission Expires
7.7.25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Being Lot Number 83 on the Final Plat, Riverwalk Phase 1A, Section 1 and Phase 1B, Section 1 of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BEING the same property conveyed to Matthew Ellsworth and Kathleen Ellsworth, husband and wife (as tenants by the entirety) from Jay Elder and Debbie Elder, husband and wife, by warranty deed filed for record on July 10, 2020, Instrument Number 20200710-0075576, as of record in the Register's Office for Davidson County, Tennessee.