1705 Portland Avenue, Nashville, TN 37212

This instrument was prepared based on information provided by the Grantors and without the benefit of a current title examination.

This instrument prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
TRUITT C. ELLIS 104 Woodmont Blvd. Suite 203 Nashville, Tennessee 37205	SAME	Parcel ID No. 104-12-0-276.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TRUITT C. ELLIS** and wife, **CARRIE C. ELLIS** (the "Grantors") have bargained and sold, and by these presents do transfer, quitclaim and convey unto **TRUITT C. ELLIS,** a married person (the "Grantee"), his heirs, successors and assigns, all of their right, title and interest in and to that certain real estate in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

The purpose of this Quitclaim Deed is to sever the tenants by the entirety ownership of the property described in Exhibit "A" attached hereto and to vest the property in Truitt C. Ellis, a married person, in fee simple.

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.

(Signature Page to Follow)

Karen Johnson Davidson County
Batch# 1043128 DEEDQC
08/28/2023 09 44:50 AM 4 pgs
Fees $22 00 Taxes $0.00



20230828-0066939

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 11 day of August, 2023

TRUITT C. ELLIS

CARRIE C. ELLIS

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRUITT C. ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of August, 2023.

CANDACE HOLLORAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 3/9/27

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE C. ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of August, 2023.

CANDACE HOLLORAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 3/9/27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

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

NOTARY PUBLIC
My Commission Expires: 3/9/27

EXHIBIT "A"
Legal Description

Land in Davidson county, Tennessee, being Lot No. 32 on the Map of Lennox Place as of record in Book 161, page 171, Register's Office for said County.

Said Lot No. 32 fronts 59.9 feet on the southerly side of Portland Avenue and runs back between parallel lines with the easterly margin of a 10-foot alley 140 feet to the northerly margin of another 10-foot alley on which it measures 57.9 feet.

Being the same property conveyed to Truitt C. Ellis and wife, Carrie C. Ellis, by Warranty Deed from James A. Crossman, of record at Instrument No. 20121101-0100515 in the Register's Office for Davidson County, Tennessee.