Karen Johnson Davidson County
Batch# 1060755 DEEDQC
10/16/2023 10 31 40 AM 5 pgs
Fees $27 00 Taxes $0 00
20231016-0080783

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS.
Brenda & Clark Elliott Community Prop. Trust
Brenda Rogers Elliott & Clark Henning Elliott, Trustees
6015 Murray Lane
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
94-13-87.00
94-13-88.00

THIS INSTRUMENT PREPARED BY:
SchlitzLAW
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-1.00-

Affiant

Affiant

STACEY SCHLITZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Subscribed and sworn to before me, this the 10th day of October, 2023.

Notary Public

My Commission Expires. July 9, 2024
(Affix Seal)

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Clark H. Elliott and wife, Brenda R. Elliott**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to the **Brenda & Clark Elliott Community Property Trust,** hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:.

Tract I: Map/Parcel 94-13-87.00 (commonly known as 719 Calhoun Avenue, Nashville, TN 37210)

Land in Davidson County, Tennessee, Being the East half of Lot No. 74 on the Plan of the Subdivision of Lots Nos. 20, 21 and 22 of the W.B. Lewis Plan of record in Book 57, Page 92, of the Register's Office for Davidson County, Tennessee.

Said East half of Lot No. 74 fronts 25 feet on the Southerly side of Calhoun Avenue and runs back between parallel lines 170 feet to an alley.

Included in the above property but expressly excluded therefrom is that property conveyed to the State of Tennessee by deed of record in Book 3096, Page 173, in said Register's Office, described as follows:

Being the Southerly part of the East one-half of Lot No. 74 on the Map of the Subdivision of Lots Nos. 20, 21 and 22 of the W.B. Lewis Plan of Lots of record in Book 57, Page 92, said Register's Office.

Beginning at a point in the North margin of an alley, said point being the Southwest corner of said Lot No. 74, and runs with the West boundary line of said Lot No. 74, North 10 deg. 27 min. East, 120 feet to a point; thence South 53 deg. East 27.7 feet to a point in the East boundary line of said Lot No. 74; thence with said boundary line, South 10 deg., 27 mın. West 105.7 feet to a point in the North margin of an alley; thence with said margin, North 83 deg. 45 min. West 25 feet to the point of beginning, containing 2,804 square feet, more or less.

Land in Davidson County, Tennessee, being Lot No. 77 in the Subdivision of Lots Nos. 20, 21 and 22 of the W.B. Lewis Plan of record in Book 57, Page 92, and Book 21, Pages 92 and 146, of the Register's Office for Davidson County, Tennessee, which lot adjoins Lot 66 and fronts 50 feet on Calhoun Avenue and runs back 170 feet to an alley in the rear.

Included in the above property but expressly excluded therefrom is that property conveyed to the State of Tennessee by deed of record in Book 3096, Page 171, in said Register's Office, described as follows.

Being the Southerly part of Lot No 77 on the Map of the Subdivision of Lots Nos. 20, 21 and 22 of the W.B. Lewis Plan of Lots of record in Book 57, Page 92, in the Register's Office for Davidson County, Tennessee.

Beginnıng at a point in the North margin of an alley, said poınt being in the boundary line between the lands of Joe McClure and C.O McClure and runs with saıd boundary line, North 10 deg. 27 mın. East 48.7 feet to a point; thence South 53 deg. East 55.6 feet to a point in the East boundary line of said Lot No. 77; thence with said boundary line, South 10 deg. 27 min. West 22.2 feet to a point in the North margin of said alley; thence with said margin, North 83 deg. 45 min. West, 50 feet to the point of beginning, containing 1,713 square feet, more or less.

Land in Davidson County, Tennessee, being Lots Nos. 76 in the Subdivision of Lots Nos. 20, 21 and 22 of the W.B. Lewis Plan of record in Book 57, Page 92, and Book 21, Pages 140 and 146, of the Register's Office for Davidson County, Tennessee.

Said Lots 76 front 50 feet each on Calhoun Avenue and run back 170 feet to an alley in the rear.

Land in Davidson County, Tennessee, being Lot No. 75 on the Map of the Subdivision of

certain lots in the W.B. Lewis Plan of record in Book 57, Page 92, Register's Office for said County.

Said Lot fronts 50 feet on the South side of Calhoun Avenue and runs back between parallel lines, 170 feet to an alley.

Included in the above conveyance of Lots 75 and 76 but expressly excluded therefrom is the following.

That tract conveyed to the State of Tennessee by deed of record in Book 3096, Page 169, Register's Office for Davidson County, Tennessee, described as follows:

Being the Southerly part of Lots Nos. 75 and 76 on the Map of the Subdivision of Lots Nos. 20, 21, and 22 in the W.B. Lewis Plan of Lots of record in Book 57, Page 92, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the North margin of an alley and in the boundary line between Lots Nos. 74 and 75, said subdivision, and runs with said boundary line, North 10 deg. 27 min East 105 7 feet to a point; thence South 53 deg. East 111.2 feet to a point in the East boundary line of said Lot No. 76; thence with said boundary line, South 10 deg. 27 min. West 48.7 feet to a point in the North margin of an alley; thence with said margin, North 83 deg. 45 min. West 100 feet to the point of beginning, containing 7,720 square feet, more or less

Land in Davidson County, Tennessee, being Lot No. 78 (seventy-eight) of the Subdivision of Lots 20, 21, and 22 in the W.B. Lewis Plan. Said Lot No. 78 fronts 50 feet on Calhoun Avenue, and extends back 170 feet, between parallel line to an alley, as per plan recorded in Book No 57, Page 92, Register's Office for Davidson County, Tennessee.

Included in the above described land but excepting therefrom that portion of said property conveyed to the State of Tennessee by deed of record in Book 3030, Page 227, Register's Office for Davidson County, Tennessee;

Beginning at a point in the boundary line between the land of C.O. McClure and Madie O. Avant in the North margin of an alley Avant's Southwestern corner and runs with said boundary line North 0 deg. 27 minutes East, 20.2 feet to a point, thence South 53 degrees East, 39.5 feet to a point in the North margin of said alley, thence with said alley and Avant's South boundary line North 83 degrees 45 min. West, 35.5 feet to the point of beginning, containing 358 square feet, more or less.

Tract II: Map/Parcel 94-13-88.00 (commonly known as 725 Calhoun Avenue, Nashville, TN 37210)

A tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Being Lot Nos. 79 and 80 on the Map of Calhoun's Subdivision of Lots. Nos. 20, 21, and 22 in W.B. Lewis' Plan as of record in Book 57, Page 92, Register's Office for said County. Said Lots Nos. 79 and 80 front 50 feet each on the Southerly side of Calhoun

Avenue and run back between parallel lines 170 feet to an alley.

Being all of the same property conveyed to Clark H. Elliott and wife, Brenda R. Elliott, by quitclaim deed in Instrument No. 20160519-0049950, Register's Office for Davidson County, Tennessee.

This is improved property known as. 719 Calhoun Avenue, Nashville, Tennessee and 725 Calhoun Avenue, Nashville, Tennessee.

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

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and SchlitzLAW, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of October, 2023.

Clark H. Elliott

ACKNOWLEDGEMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Clark H. Elliott**, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at office, this 10th day of October, 2023.

STACEY SCHLITZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Stacey Schlitz
Notary Public

My commission expires: July 9, 2024

Brenda R. Elliott

Brenda R. Elliott

ACKNOWLEDGEMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brenda R. Elliott**, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at office, this 10th day of October, 2023.

Stacey Schlitz

Notary Public

My commission expires: July 9, 2024

