Karen Johnson Davidson County
Batch# 1080057 DEEDQC
12/08/2023 10:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231208-0094887

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Sharon Ann Elrod

Sharon Ann Elrod, Affiant

Subscribed and sworn to before me this 7th day of December, 2023.

Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Sharon Ann Elrod, Trustee 5514 Wakefield Drive Brentwood, TN 37027	Same	161-09-043.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Sharon Elrod**, an unmarried woman, the "**Grantor**", does hereby convey and quitclaim unto **Sharon Ann Elrod**, **Trustee of the Sharon Ann Elrod Revocable Trust dated December 7, 2023**, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 7th day of December 2023.

Sharon Elrod

Sharon Elrod

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Sharon Elrod, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 7th day of December, 2023.

Notary Public

My Commission Expires: 05/05/2025

BREAUNA N. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section 3, Granberry Heights, of record in Plat Book 4955, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sharon Elrod, an unmarried woman, by deed from Steven M. Moore and wife, Allison B. Moore, of record in 20200730-0084163 dated July 20, 2020, Register's Office for Davidson County, Tennessee.

The above described property is improved property known as 5514 Wakefield Drive, Brentwood, Tennessee 37027.

This legal description is the same as from the previous deed of record.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 7, 2023 (date of document).

Affiant Signature

12/7/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

