Karen Johnson Davidson County
Batch# 1083573 DEEDQC
12/19/2023 10:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231219-0097695

****

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP- PARCEL NUMBER
George R. Ellis 12433 Old Hickory Blvd. Antioch, TN 37013	George R. Ellis 12433 Old Hickory Blvd. Antioch, TN 37013	16400020900

****

This Instrument Prepared By:
J. TODD FAULKNER, ATTORNEY AT LAW
95 White Bridge Road, Suite 250, Nashville, Tennessee 37205
FROM INFORMATION BY OTHERS

QUIT CLAIM DEED

For and in consideration of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, Nevy E. Ellis, by these presents does hereby quitclaim and convey unto George R. Ellis, all her right, title and interest in and to the following described tract of land in Davidson County, State of Tennessee; to wit:

Land in the Second Civil District of Davidson County, Tennessee, being the northerly 83 feet of Lot No. 22, all of Lot No. 23, and southerly part of Lot No. 24 on the Plan of Cimmaron Subdivision of the Isaac Whitworth Property, not of record, as described according to a survey by George W. Watkins dated August 12, 1972, as follows: Beginning at an iron pin in the southerly margin of Old Hickory Blvd. and at the northeast corner of Lot No. 55 of said plan; thence with said margin eastwardly 494 feet to a point in the west margin of Maxwell Road, thence with the said margin of Maxwell Road southwardly 324 feet to an iron pin; thence westwardly 480.5 feet to an iron pin at a point in the east boundary of said Lot No. 55; thence with said boundary northwardly 281 feet to the point of the beginning, containing 3.4 acres, more or less.

BEING all the same property conveyed to CHARLES E. STEWART, JR. AND WIFE, MARY DIANE STEWART, by deed from TENNIE MAE STEWART, of record in Book 4637, Page 891, dated September 11, 1972, said Register's office. CHARLES E. STEWART, JR., having since died on or about October 17, 2015, leaving MARY DIANE STEWART as surviving tenant by the entirety. And further conveyed to GEORGE R. ELLIS AND NEVY E. ELLIS by MARY DIANE STEWART by Warranty Deed on March 14, 2017 and recorded in the Davidson County Register's Office on March 15, 2017, Transfer No. T20170022010., Instrument No. 20170315-0025257.

RESTRICTIONS

This conveyance is made subject to any and all existing restrictions and easements of record.

Witness my hand this 14th day of August, 2023.

Nevy E. Ellis

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

****

STATE OF TN)
COUNTY OF Wilson)

Personally appeared before me, a Notary Public in and for said Country and State, the **within named Nevy E. Ellis**, the bargainor, with whom I am personally acquainted, and who acknowledged that **she executed the within** instrument for the purposes therein contained.

Witness my hand and official seal at Wilson Co, TN, this 14 day of August, 2023.

Ellen Turley
NOTARY PUBLIC

My Commission Expires: 05-05-2025

ELLEN TURLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE,
ROBERTSON COUNTY
The actual consideration given for this conveyance is $-0-

Affiant

Subscribed and sworn to before me this the
14th day of August, 2023.

Patricia L. Ford
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/27/27

[Affix Notary Seal]



True Copy Certification

I, Matthew J. Ellis, 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

August 14, 2023.

Affiant Signature

December 19, 2023

Date:

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 19th day of December, 2023.

Notary's Signature

My Commission Expires: 12/21/2026

Notary Seal

