Karen Johnson
Batch # 1087228
01/02/2024 09:11:06 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240102-0000077

Subject Property: Map & Parcel: 092-13-0-484

Property Address:

New Owner:	**Anne D. McElroy**	**Send Tax Bill to:**
Address:	**3715 Elkins Avenue**	**Same address**
	Nashville, Tennessee 32709	

This instrument was prepared by: **Joanie L. Abernathy**, Attorney at Law
136 Fourth Avenue South
Franklin, TN 37064
(615) 790-1778 Facsimile (615) 790-7468

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, in Davidson County Circuit Court, Case Number 23D1166, and for good and valuable consideration and no monetary consideration, I, **Nathan Lee Kerr**, hereby quitclaim and convey to **Anne Denise McElroy**, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

LAND Lot No. 1, Resubdivision of part of Lots 9, 10 and 11, Block 23, Plummer place as shown on the plat of record in Instrument No. 20060718–0086551, amending Book 161, page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Nathan L. Kerr and wife Anne D. McElroy, of record Instrument Number 20191001 - 0100062, Register's Office for Davidson County, Tennessee dated October 1, 2019.

Being the same property conveyed to Jacqueline Elizabeth Korte, an unmarried woman, by Warranty Deed from Bruce Peebles and Lisa Peebles, husband and wife, of record on July 21, 2010, at Instrument Number 20100721-0056878, Davidson County Register of Deeds.

Further, being the same property conveyed to Jaqueline K. McShane and Andrew McShane, wife and husband, as tenants by the entirety, by Quitclaim Deed from Jacqueline K. McShane, formerly known as Jacqueline Elizabeth Korte, a married woman of record on June 23, 2016, at instrument No. 20160623-0064161, Davidson County Register of Deeds.

This property is known as 3715 Elkins Avenue, Nashville, Tennessee 37209.

IN WITNESS WHEREOF I have hereunto set my hand this 19th day of ~~November,~~ 2023.
December

NATHAN LEE KERR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nathan Lee Kerr** within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19 day of ~~November,~~ 2023.
December

NOTARY PUBLIC

5/19/2026
My Commission Expires

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant: NATHAN LEE KERR

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

NOTARY PUBLIC

5/19/2026
My commission expires

The actual consideration or value, whichever is greater, is $0.

