QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1094156 DEEDQC
01/25/2024 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $170.94
20240125-0005225

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $46,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JANUARY 2024.

Notary Public

MY COMMISSION EXPIRES: 10/10/26
(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KATHERINE M. NESHEK	**Same**	
(NAME) **1205 Bellshire Drive**	(NAME)	**041-15-0-052.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **MARK M. ELLIS, UNMARRIED,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **KATHERINE M. NESHEK, UNMARRIED,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 301 ON THE PLAN OF PLAN OF BELLSHIRE ESTATES, SECTION "A" OF RECORD IN PLAT BOOK 2331, PAGE 115 AND 116, IN THE REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF BELLSHIRE DRIVE AT THE CORNER OF LOTS NOS. 301 AND 303, THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHERLY 282.3 FEET; THENCE SOUTH 76 DEGREES 13 MINUTES EAST 22 FEET; THENCE, NORTH 10 DEGREES 35 SECONDS EAST 4 FEET; THENCE SOUTH 77 DEGREES 35 MINUTES EAST 167.3 FEET; THENCE NORTH 10 DEGREES 34 MINUTES EAST 286 FEET TO THE SOUTHERLY MARGIN OF BELLSHIRE DRIVE; THENCE, WITH THE SAME, WESTERLY 188 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARK M. ELLIS, UNMARRIED, A 1/3 OWNER AND KATHERINE M. NESHEK, UNMARRIED, A 2/3 OWNER, AS TENANTS IN COMMON, BY WARANTY DEED FROM CALLIE THOMASON FRENCH AND HOLLY THOMASON FRENCH, MARRIED TO EACH OTHER, OF RECORD IN INSTRUMENT NO. 20230811-0062451, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 01, 2023 AND RECORDED ON AUGUST 11, 2023.

BEING THE SAME PROPERTY CONVEYED TO CALLIE THOMASON FRENCH AND HOLLY THOMASON FRENCH, MARRIED TO EACH OTHER, BY WARRANTY DEED FROM ANTHONY V. FIACCO, AN UNMARRIED MAN, OF RECORD IN INSTRUMENT NO. 20210803-0103853, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JULY 30, 2021 AND RECORDED ON AUGUST 03, 2021.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL

DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 23 day of January 2024.

MARK M. ELLIS

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of January 2024, before me personally appeared **MARK M. ELLIS**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23 day of January 2024.

Notary Signature

My commission expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie Hayes, 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 1/23/2024.

Date

Affiant Signature

1/23/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of January, 2024.

Notary's Signature

My Commission Expires: 1-19-2025

Date

Notary's Seal (if on paper)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires