Karen Johnson
Batch # 1097659
02/05/2024 08:34:23 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20240205-0007715

Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville benefit of a full title examination and no liability is assumed for any statu would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

JOHN J. ELLIOTT

TO: WARRANTY DEED

GREGORY DEAN WHITE and JOHN JAY ELLIOTT, Trustees of the
GREGORY WHITE AND JOHN ELLIOTT REVOCABLE TRUST dated January 29, 2024

THIS DEED OF REALTY, executed as of the 29th day of January, 2024, by and between, JOHN J. ELLIOTT, a married person, ("Grantor"), and GREGORY DEAN WHITE and JOHN JAY ELLIOTT, Trustees of the GREGORY WHITE AND JOHN ELLIOTT REVOCABLE TRUST dated January 29, 2024, and any amendments thereto, ("Grantee"),

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantor's right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Being Lot No. 370 on the Plan of Burchwood Gardens, Section 3, as shown by plat of record in Book 2900, Page 116, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to John J. Elliott, unmarried by deed from Daniel D. Robison and wife, Linda E. Robison, of record in 20030806-0111811, in the Register's Office for Davidson County, Tennessee.
>
> John Elliott, unmarried conveyed a life estate in said realty to Doris Jeter, a widow

for her natural life by Warranty Deed Establishing Life Estate, dated June 28, 2004, and recorded July 20, 2004, of record in Instrument No. 20040720-0086476, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Scrivener's Affidavit of Correction correcting the legal description of said lot of record in Instrument No. 20100913-0072664. Doris Jeter died December 25, 2005, terminating her life estate in said realty.

John Elliott and John J. Elliott being one and the same person.

That Grantor (1) covenant that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2024 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

JOHN J. ELLIOTT Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOHN J. ELLIOTT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 29 day of January, 2024.

My Commission Expires:

1/4/27.

Notary Public

JOHN FORREST KELLY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Gregory Dean White and John Jay Elliott, Trustees of the Gregory White and John Elliott Revocable Trust 1833 Willow Springs Drive Nashville, TN 37216	SAME/OWNER
Property Address:	Map and Parcel No.:
1833 Willow Springs Drive Nashville, TN 37216	073-09-0-189.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).