Karen Johnson
Batch # 1097807
02/05/2024 12:24:43 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240205-0007980

This Instrument was prepared by:
Tony Elliott
5636 Old Hickory Blvd., #332
Hermitage, TN 37076

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 01816011900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Tony Elliott, an unmarried man,** does hereby remise, release and quitclaim to **Tanisha D. Elliott**, all right, title and interest in and to the following real property in Davidson County, Tennessee, to-wit:

A small tract of land in the 10th Civil District of Davidson County, Tennessee, described as follows:
Beginning at a point in the center line of Graves Street, formerly Hitt Road, the northeast corner of the Baker property; thence along Baker's north line, North 84-1/2 Degrees West 13.28 poles to Alex Dozier's line; thence along Dozier's line, North 14-1/2 Degrees West 6-1/2 poles to Connette Finch's line; thence with his south line, South 84-1/2 Degrees East 13.28 poles to the center line of Graves Street; thence with the center line of the same, South 14-1/2 Degrees East 6-1/2 poles to the beginning

BEING the same property conveyed to Mamie Brinkley by County Court Clerk's Deed dated 12/8/1953 and filed in Book 2249, page 581, Register's Office for Davidson County, Tennessee. Pursuant to Affidavit of Heirship title is now vested in Maudie Bell Elloiott as heir to Mamie Brinkley (Harper) as filed at Instrument No. 20070206-0015802, Register's Office for Davidson County, Tennessee. Nathan Harper, spouse of Mamie Brinkley Harper died in 1969.
Pursuant to Affidavit of Heirship title is now vested in James Mitchell Elliott and Tony Elliott as heirs to the Estate of Maudie Bell Elliott as recorded in Instrument No. 20070206-0015803, said Register's Office. The said James Mitchell Elliott died testate on 10/25/1991 and Order Admitting Will to Probate on January 30, 2007 in the Chancery Court for Sumner County, Tennessee, being recorded at Instrument No. 20070206-0015804, Register's Office for Davidson County, Tennessee, conveying his interest to Tony Elliott.

This is unimproved property known as: 220 Café Road, Goodlettsville, TN 37072

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have hereto set my/our hands as of the date shown on the Notary acknowledgments.

X Tony Elliott _____ 01-31-2024

Tony Elliott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal on this the 31st day of January, 2024.

My Commission Expires: 12/29/26

ABIGAIL TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 31st day of January, 2024.

ABIGAIL TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public
My Commission Expires: 12/29/26

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NEW OWNER(S)
Tanisha D. Elliott
220 Café Road
Goodlettsville, TN 37072

SEND TAX BILL TO:

New Owner