HMS

Karen Johnson
Batch # 1123824
04/17/2024 10:00:23 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240417-0027337

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	Parcel ID:
Ellen Kathleen Jordan 1003 Paris Ave. Nashville, TN 37204	NEW OWNER	118 01 0 247.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **Ellen Kathleen Jordan f/k/a Ellen K. Gregory,** the **Grantor** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Ellen Kathleen Jordan, a single person,** the **Grantee** herein, her successors and assigns, all of my right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Nos. 89 and 90 on the map of Dr. L.G. Noel's 2nd Subdivision of Idlewild as of record in Book 332, Page 77, Register's Office for said County.

Said Lot No. 89 fronts 50 feet on the southerly side of Pope Street and runs back between parallel lines 150 feet to an alley. Said Lot No. 90 fronts 56 feet on the southerly side of Pope Street and runs back 150 feet on the west line and 151.9 feet on the east line, with the west line of Glendale Car Line right of way, to an alley and shows 31 feet on said alley.

Being the same property conveyed to Ellen K. Fields, unmarried, by Warranty Deed from Ellen C. Jordan, of record in Instrument No. 20050721-0085126, dated July 13, 2005 and recorded on July 21, 2005, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ellen Gregory, a married woman, by Quitclaim Deed from Ellen Gregory, f/k/a Ellen K. Fields, married to Donald Gregory, of record in Instrument No. 202200205-0013249, dated January 27, 2020 and recorded on February 5, 2020, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ellen K. Gregory by Quitclaim Deed from Donald Gregory, of record in Instrument No. 20230731-0058868, dated July 25, 2023 and recorded on July 31, 2023, Register's Office for Davidson County, Tennessee.

This is a transaction that is exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E)

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and is executed in accordance with the terms and conditions of the divorce action styled *Donald Antonio Gregory v. Ellen Kathleen Gregory*, found in Docket No. 2023-DR-42-2840 in the Family Court, Seventh Judicial Circuit, County of Spartanburg, State of South Carolina.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is improved real property known as: 1003 Paris Avenue, Nashville, TN 37204.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 16 day of April, 2024.

Ellen Kathleen Jordan f/k/a Ellen K. Gregory

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ellen Kathleen Jordan f/k/a Ellen K. Gregory,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of April, 2024.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me this 16 day of April, 2024.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024