QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1146016 DEEDQC
06/11/2024 12:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240611-0043688

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE **ACTUAL CONSIDERATION** OR VALUE, WHICHEVER IS **GREATER FOR THIS TRANSFER** IS $10.00.

Affiant

Subscribed and sworn to me on 06/07/2024.

NOTARY **PUBLIC**

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Alden Horton III 2006 Ridley Blvd Nashville, TN 37203-5510	NEW OWNER	025 04 0 023.00 and 025 04 0 112.00

KNOW ALL MEN BY THESE PRESENTS that Elberta Express, Inc., a Tennessee corporation, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and does hereby convey, remise, release and forever quitclaim unto Alden Horton III and Juli G. Horton, husband and wife, their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

A certain tract or parcel of land located in the 10th Council District of Davidson County, Tennessee, being more particularly described as follows:

TRACT 1: Beginning at a point in the westerly margin of Lick Street 134 feet north of the northerly margin of West Cedar Street; thence N 88 deg. 15' 06" West for 114.26 feet to a point; thence N 6 deg. 05' 10" East for 50.00 feet to a point; thence S 88 deg. 15' 06" East for 92.65 feet to a point in the westerly margin of Lick Street; thence along said Lick Street S 6 deg. 50' East for 59.00 feet to a point, the point of beginning.

TRACT 2: Beginning at point in the easterly margin of Lick Street 1.9 feet north of and 30.00 feet east of the northeast corner of Tract 1; thence easterly along a building line 80.50 feet to the westerly margin of Dickerson Road; thence along the westerly margin of Dickerson Road and the said building line in a southerly direction for 28.50 feet to the southeast line of said building; thence westerly along said building line for 79.20 feet to the easterly line of Lick Street; thence north along Lick Street for 29.00 feet to the point of beginning, said center of wall being the property line.

Being the same property conveyed to Elberta Express, Inc., by Warranty Deed from Phillip S. Patterson and Marlene C. Hatalla Scarpino, Nicole Scarpino and Anthony F. Scarpino, Jr., heirs at law of Anthony F. Scarpino dated January 22, 2021 and recorded January 26, 2021, of record in Instrument No. 20210126-0010972, Register's Office for Davidson County, Tennessee.

This property is known as 116 N Main Street, Goodlettsville, TN 37072.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on 06/07/2024.

Elberta Express, Inc.,
a **Tennessee corporation**

By:

Its: **President**

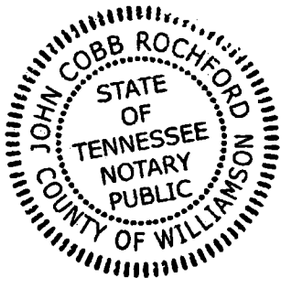
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Alden Horton III with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of ELBERTA EXPRESS, INC., the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing for ELBERTA EXPRESS, INC. by himself as President.

Witness **my** hand and official seal on 06/07/2024.

NOTARY PUBLIC

My Commission Expires: 12/19/26



Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on June 7th, 2024.

John Cobb Rochford

June 7th, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on June 7th, 2024.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025