Karen Johnson Davidson County
Batch# 1155584 DEEDQC
07/09/2024 07:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240709-0051179

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, July 8, 2024.

Notary Public

My Commission Expires: _____

New Owner Address:
Elshtain Family Trust
4010 Wallace Lane
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
116-16-144 7DA-42540

QUITCLAIM DEED

Errol L. Elshtain ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Elshtain Family Trust**, dated July 8, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 8, 2024**.

Errol Louis Elshtain

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Errol Louis Elshtain**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 8, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

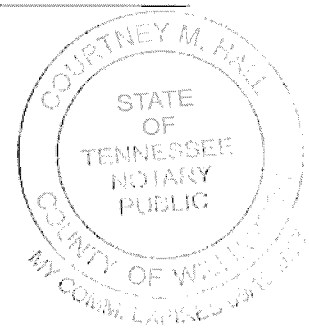


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Donna Heights, of record in Book 2083, page 17, Register's Office for said County.

Said Lot No. 1 fronts 95.0 feet on the easterly margin of Vail Avenue (formerly Wallace Lane) and extends back 548.0 feet on the northerly line and 545.4 feet on the southerly line to a dead line in the rear, measuring 107.7 feet thereon.

Being the same property conveyed to Errol L. Elshtain and wife, Jean B. Elshtain, from Helene W. King, unmarried, by deed of record in Book 7470, Page 737, Register's Office for Davidson County, Tennessee. Jean B. Elshtain having subsequently died on August 11, 2023, and Errol L. Elshtain having become the sole owner by rights of survivorship.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4010 Wallace Lane, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 July 8, 2024.

Affiant Signature

July 8, 2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 8, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/15/2024