Karen Johnson
Batch # 1156567
07/11/2024 11:05:15 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240711-0051964

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESS COUNTY OF DAVIL The actual consideration for this transfer is: $0.00. _____ Affiant Subscribed and sworn to before me, this 10th day of July, 2024. _____ Notary Public My Commission Expires: _____ RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner: Ryan Ellis and Temeka Ellis 4705 Lori Drive Antioch, TN 37219	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 148-12-0-010.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jimmie L. Ellis, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Ryan Ellis and Temeka Ellis, husband and wife**, their heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being lot No. 32 on the plan of Lori Heights, as of record in Book 3106, page 123, Register's Office for said County, and as corrected by Surveyor's Certificate of Correction of record in Book 3770, page 560, Register's Office.

Said Lot No. 32 fronts 68.95 feet on the westerly side of Lori Drive, and runs back 196.30 feet on the northerly line and 195 feet on the southerly line to a dead line in the rear on which it measures 85.64 feet.

Being the same property conveyed to Nolan K. Ellis, Jr. and wife, Jimmie L. Ellis, by Warranty Deed from Horace Ray Green and wife, Verona B. Green, dated February 29, 1972 and recorded on March 7, 1972 in Book: 4581 page: 860, in the Register's Office of Davidson County, Tennessee.

Nolan K. Ellis, Jr. having died on April 8, 2016 in Davidson County Tennessee, his interest in said property having passed to Jimmie L. Ellis, assuming tenant by the entirety.

This is improved property known as: **4705 Lori Drive, Antioch, TN 37219.**

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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, Grantor has executed this instrument on this 16th day of July, 2024.

Jimmie L. Ellis

Jimmie L. Ellis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at Office, this 16th day of July, 2024.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary Public

My Commission Expires: _____