Name and Address of New Owner:
James L. Elliott, Jr. and James L. Elliott, III.
2502 Shadow Lane
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1160205 DEEDQC
07/22/2024 12:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240722-0054705

Send Tax Bills To:
James L. Elliott, Jr. and James L. Elliott, III.
2502 Shadow Lane
Nashville, TN 37216

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 073-0-0-011.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **JAMES L. ELLIOTT, JR., A SINGLE MAN,** "the Grantor," conveys and quitclaims unto **JAMES L. ELLIOTT, JR., A SINGLE MAN AND JAMES L. ELLIOTT, III., A SINGLE MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot(s) 89, as shown on the map entitled Gibson Heights, of record in Book 1835, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to James L. Elliott Jr. by Warranty Deed from Pamela E. Lee, of record as Instrument Number 20220105-0001648, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as **2502 Shadow Lane, Nashville, Tennessee 37216.**

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the this 19 day of July, 2024.

James L. Elliott, Jr. (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of July, 2024., before me personally appeared James L. Elliott, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19 day of July, 2024.

Notary Signature
My commission expires: 5-9-26

COUNTY OF DAVIDSON
MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19 day of July, 2024.

Notary Signature
My commission expires: 5-9-26

COUNTY OF DAVIDSON
MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-19-24.

Affiant Signature

7-19-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 19 day of July, 2024.

Notary Signature

My Commission Expires: 5-9-26

