This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20-7050

Karen Johnson Davidson County
Batch# 1164686 DEEDQC
07/31/2024 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240731-0058151

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 29th day of July, 2024.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shannon Marie Ellrich 1714 4th Ave N Nashville, TN 37208	PHH Mortgage 2000 Midlantic Dr. Suite 401A Mt. Laurel, NJ 08054	082-05-0-076

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Nathan Robert Belt, an unmarried man and Shannon Marie Ellrich, an unmarried woman** ("Grantor") do/does hereby quitclaim and convey unto **Shannon Marie Ellrich, an unmarried woman** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being the southerly 15 feet of Lot No. 30 and the northerly 17-1/2 feet of Lot No. 31 on the Plan of D.T. McGavock's Addition, of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front 31-1/2 feet on the easterly side of 4th Avenue north, formerly Cherry Street, and extend back between parallel lines 174 feet to an alley.

Being the same property conveyed to Nathan Robert Belt, an unmarried man and Shannon Maire Ellrich, an unmarried woman, as joint tenants with right of survivorshp by Warranty Deed from David C. Walker and Jane H. Walker, husband and wife, dated May 21, 2020, recorded on May 28, 2020, of record in Instrument No. 20200528-0055088, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1714 4th Avenue North, Nashville, TN 37208**

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2024

GRANTOR:

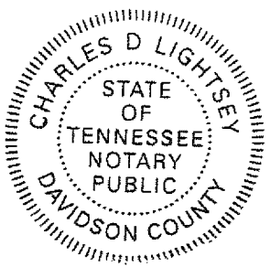
Nathan Robert Belt

Shannon Marie Ellrich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nathan Robert Belt and Shannon Marie Ellrich, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

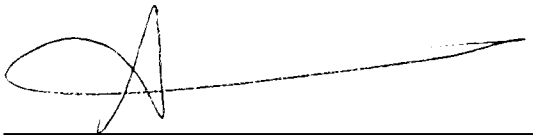
WITNESS my hand and seal at office this 29th day of July, 2024.



Notary Public
My Commission expires: 3/3/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **7-31-2024**.



Affiant Signature — Date: **7-31-2024**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **7-31-2024**.



Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

