740 Freeland Station, Nashville, TN

This instrument was prepared based on information provided by the Grantors and without the benefit of a current title examination.

This instrument prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
CARRIE C. ELLIS 104 Woodmont Blvd. Suite 203 Nashville, Tennessee 37205	SAME	Map: 070-13-0 Parcel: 154.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TRUITT C. ELLIS and wife, CARRIE C. ELLIS** (the "Grantors") have bargained and sold, and by these presents do transfer, quitclaim and convey unto **CARRIE C. ELLIS** (the "Grantee"), her heirs, successors and assigns, all of Grantors' right, title and interest in and to that certain real estate in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

The purpose of this Quitclaim Deed is to sever the tenants by the entirety ownership of the property described in Exhibit "A", attached hereto and to vest the property in Carrie C. Ellis, a married person, in fee simple.

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.

(Signature Page to Follow)

Karen Johnson Davidson County
Batch # 1166310 DEEDQC
08/05/2024 09:44:28 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240805-0059248

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 22 day of July, 2024

TRUITT C. ELLIS

CARRIE C. ELLIS

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRUITT C. ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22 day of ~~August,~~ July 2024.

Autumn Davila STATE OF TENNESSEE NOTARY PUBLIC County of Davison

NOTARY PUBLIC

My Commission Expires: 10/4/27

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE C. ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22 day of ~~August,~~ July 2024.

Autumn Davila STATE OF TENNESSEE NOTARY PUBLIC County of Davison

NOTARY PUBLIC

My Commission Expires: 10/4/27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

James A Crossum
Affiant

Subscribed and sworn before me this 22 day of ~~August,~~ July 2024.

Autumn Davila
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

NOTARY PUBLIC

My Commission Expires: 10/4/27

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the Plan of MetroCenter, Tract 37, of record in Plat Book 5190, Page 221, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Truitt C. Ellis and wife, Carrie C. Ellis, from James A. Crossman and wife, Mary B. Crossman, by General Warranty Deed of record in Instrument Number 20100803-0061085, Register's Office for Davidson County, Tennessee.