**This instrument prepared by and return to:**
Rebecca A. Bell-Houchin, Atty.
Valerie Webb and Associates
3037 Hwy 31W, P.O, Box 887
White House, TN 37188
615.581.2565

Karen Johnson Davidson County
Batch# 1177461 DEEDQC
09/04/2024 08:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240904-0067882

# QUITCLAIM DEED

**ADDRESS OF NEW OWNER:**
Karen L.C. Ellis, Trustee
The Karen L.C. Ellis Living Trust
137 Shute Circle
Old Hickory, TN 37138

**MAIL TAX STATEMENT TO:**
Same

**MAP PARCEL NUMBERS:**
64-3-A-55

**FOR AND IN CONSIDERATION** of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, THE GRANTOR, KAREN L.C. ELLIS, an unmarried woman, by these presents do quitclaim and convey my interest unto GRANTEE, THE KAREN L.C. ELLIS LIVING TRUST, KAREN L.C. ELLIS, TRUSTEE U/A/D September 3, 2024, residing 137 Shute Circle, Old Hickory, TN 37138 the following described real estate, situated in Davidson County, State of Tennessee described as follows to wit:

> Being Lot No. 25 on the Plan of Brandywine Pointe, Phase Seven. Section One, as of record in Book 7900, Page 806, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being part of the same property conveyed to Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, by deed of record in Book 8315, Page 759, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Karen L.C. Ellis, unmarried by Warranty Deed from Brandywine Pointe Partner's L.P., a Tennessee Limited Partnership, in Record Book 9658, Page 35, recorded April 28, 1995, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Declaration of Covenant, Conditions and Restrictions of record in Book 9485, Page 888, Register's Office for Davidson County, Tennessee.
2. All matters shown on the Plat of Phase Seven, Section One, Brandywine Pointe, as of record in Book 7900, page 806, Register's Office for Davidson County, Tennessee.

This improved property is also known as Lot, No. 25 Brandywine Pointe Subdivision, 137 Shute Circle, Old Hickory, TN 37138.

**ACKOWLEGEMENT**

Signature:

**KAREN L.C. ELLIS**

**STATE OF TENNESSEE )**
**COUNTY OF ROBERTSON )**

Personally appeared before me, Rebecca A. Bell-Houchin, a Notary Public in and for the said County and State, **KAREN L.C. ELLIS,** who is either personally known to me or who has presented satisfactory proof of their identity, and who acknowledged that they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 3037 Hwy 31W, Suite F, White House, Tennessee this 3rd day of September, 2024.

Rebecca A. Bell-Houchin
NOTARY PUBLIC
Notary Commission Expires 3-27-2027

REBECCA A. BELL-HOUCHIN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 3-27-2027

**AFFIDAVIT OF VALUE**

**STATE OF TENNESSEE )**
**COUNTY OF ROBERTSON )**

I hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration or value whichever is greater, for this transfer is $10.00 recordation tax code 67-4-409(a)(4).

SUBSCRIBED AND SWORN TO before me on this 3rd day of September 2024.

Signature:

**KAREN L.C. ELLIS, Trustee**

The Karen L.C. Ellis Living Trust, U/A/D September 3, 2024

Rebecca A. Bell-Houchin
NOTARY PUBLIC
Notary Commission Expires 3-27-2027

REBECCA A. BELL-HOUCHIN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 3-27-2027

## TRUE COPY CERTIFICATION

I, Rebecca A. Bell-Houchin, do hereby make oath that I am a licensed attorney and/or 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 the 3rd day of September 2024 (date of document).

Affiant Signature

Date: September 3, 2024

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Sworn to and subscribed before me this 3rd day of September, 2024.

Notary Public

My Commission Expires: _____

