Karen Johnson Davidson County
Batch# 1208341 DEEDQC
11/25/2024 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241125-0092048

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(AFFIX SEAL)

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander M. Eliashevsky Deanna L. Eliashevsky	Same	**MAP & PARCEL** 145-14-0-012.00
5333 Granny White Pike Brentwood, TN 37027	Same	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILLIAM R. FORGEY, TRUSTEE OF THE ADE INVESTMENT SERVICES TRUST DATED MARCH 22, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **ALEXANDER M. ELIASHEVSKY, A MARRIED MAN, EIGHTY-FIVE PERCENT (85%) AND DEANNA L. ELIASHEVSKY, A MARRIED WOMAN, FIFTEEN PERCENT (15%), AS TENANTS IN COMMON**, HEREINAFTER CALLED GRANTEE(S), of the ownership interest in A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Tyne Valley Estates, Section 9 of record in Plat Book 3700, Page(s) 65 and 66, 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 to Garland Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Tilden Cole Bourland and wife, Mary Margaret Marchetti of record in Instrument No. 20201120-0136893 Register's Office for Davidson County, Tennessee, dated November 18, 2020 and recorded on November 20, 2020.

Being the same property conveyed to William R. Forgey, Trustee of the Ade Investment Services Trust Dated March 22, 2023 by Warranty Deed from Garland Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230404-0024506 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 04, 2023.

This is improved property located at 5333 Granny White Pike, Brentwood, Davidson County, Tennessee.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of November 2024.

GRANTOR:

William R. Forgey, Trustee of the ADE Investment Services Trust, dated March 22, 2023

William R. Forgey, Trustee of the ADE Investment Services Trust, dated March 22, 2023

STATE OF TENNESSEE)
COUNTY OF Shelby)

On this the 26th day of November, 2024, before me personally appeared William R. Forgey, Trustee of the ADE Investment Services Trust, dated March 22, 2023, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Rebecca A Butler

Notary Public
My Commission Expires:

My Comm. Exp. 7-10-2028

REBECCA A. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Certificate of Authenticity

I, Barbara A. McGinty, 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 11-25-2024.

Date

Affiant Signature

11-25-2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of November, 2024.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY