This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

FROM: **GINA JACKSON, Executrix for the ESTATE OF CHARLES L. McELHINEY and Gina Jackson, Individually**

TO: **David Kennedy, Jr., Trustee**

AND

FROM: **David Kennedy, Jr., Trustee**

TO: **MONTY J. McELHINEY**

Karen Johnson
Batch # 1215497
12/12/2024 10 18 18 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20241212-0096545

ADDRESS NEW OWNER:
Monty J. McElhiney
1129 Palmer Avenue
Nashville, TN 37115

SEND TAX BILLS:
Same

MORTGAGEE:
NONE

MAP & PARCEL:
04301030700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, GINA JACKSON, Executrix for the Estate of CHARLES L. McELHINEY (DOD 10/05/2023 -- see Davidson County Probate Court, No. 24P1045), and in my capacity as an individual, have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest as well as my individual right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot 2 on the Final Plat of Hannah-Price Estates, of record by Instrument Number 20021122-0145275, Register's Office for David County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charles McElhiney and Monty McElhiney, as joint tenants with right of survivorship by Cash Deed For Tennessee dated July 11, 2012 from the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed filed of record in Instrument No. 20120711-0060682, Register's Office for Davidson County, Tennessee.

This is improved real property located and known as **1129 Palmer Ave, Madison, TN 37115.**

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above and, pursuant to the Last Will and Testament of CHARLES L. McELHINEY, do hereby quitclaim to **MONTY McELHINEY,** his heirs and assigns, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 26th day of November, 2024.

Gina Jackson Executrix

GINA JACKSON Executrix
Estate of CHARLES L. McELHINEY

D

DAVID KENNEDY, JR, Trustee

Gina Jackson

GINA JACKSON Individually

STATE OF TENNESSEE)
COIUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **GINA JACKSON, Executrix** for the **Estate of CHARLES L. McELHINEY**, and individually the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 26 day of November, 2024.

Melissa K. Shrum

NOTARY PUBLIC

My Commission Expires: 09/26/2026

MELISSA K. SHRUM
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 26th day of November, 2024.

Linda Schreiner
NOTARY PUBLIC

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 01/06/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **NONE**.

AFFIANT

Subscribed and sworn to before me this 26th day of November, 2024.

Linda Schreiner
NOTARY PUBLIC

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 01/06/2025