THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

John Caleb Elrod, Trustee
Jenna Elaine Elrod, Trustee
7104 Commonwealth Circle
Nashville, TN 37221

Send Tax Bill to:
Owner

Map-Parcel Numbers:
126-15-0-B-145-00CO

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Michelle Martin
Affiant

Subscribed and sworn to before me, this the 15th day of November, 2022

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12/30/24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John C. Elrod and Jenna E. Elrod, husband and wife** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **John Caleb Elrod and Jenna Elaine Elrod, Trustees of the John Caleb Elrod And Jenna Elaine Elrod Living Trust dated November 15, 2022, and any amendments thereto.** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

> Land in Davidson County, Tennessee, being Lot No. 145 on the plan of Lexington Point Subdivision, Section One, as of record in Instrument No. 20000830-0085624, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to John C. Elrod and Jenna E. Elrod, husband and wife, by Warranty Deed dated 03/29/2018, from Robert Foriest and wife, Aimee E. Foriest, of record in Instrument No. 20180402-0030168, in the Register's Office for said County.

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

Said property is commonly referred to as 7104 Commonwealth Circle, Nashville, TN 37221.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson Davidson County
Batch # 1229988 DEEDQC
01/24/2025 10 19 38 AM 2 pgs
Fees $12 00 Taxes $0 00

20250124-0005618

JLE JEE

IN WITNESS WHEREOF, the undersigned has executed this instrument this 15th day of November, 2022.

John C. Elrod

Jenna E. Elrod

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John C. Elrod and Jenna E. Elrod**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 2022.

My commission expires: 12/22/24 Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY