QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1230026 DEEDQC
01/24/2025 11:38:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250124-0005663

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24 DAY OF 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1336LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Eric Elmquist	New Owner	061-11-0-321.00
1111 Greenland Ave	same	
Nashville, TN 37216		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LEAH ELMQUIST, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

ERIC ELMQUIST, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 2 on the Plan of the two lot subdivision of The Judy G. Stocky and Shelia M. Earl Properties, filed for record as Instrument No. 20040728-0090231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the metes and bounds of the said lot.

Being the same property conveyed by Warranty Deed from Bak Global Invstmnts2, LLC, to Eric Elmquist and Leah Elmquist, Husband and Wife as Tenants by the Entirety, as recorded on the 17th day of October, 2019 in Instrument No. 20191017-0106579, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE TWO LOT SUBDIVISION OF THE JUDY G. STOCKY AND SHELIA M. EARL PROPERTIES, as recorded in Instrument No. 20040728-0090231, in the Register's Office of Davidson County, Tennessee.

This Quit Claim Deed is being prepared in accordance with the Marital Dissolution Agreement submitted to the Chancery Court of Williamson County, Tennessee, in Franklin on July 11th, 2022. No title search was requested or conducted.

This is improved property known as 1111 Greenland Ave, Nashville, TN 37216

Witness my hand on this 24 day of January 2025.

Leah Elmquist

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, LEAH ELMQUIST, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that LEAH ELMQUIST executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24 day of January, 2025.

Notary Public

My Commission Expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I Lisa Allard, 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 January 24, 2025.

Lisa Allard January 24, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this January 24, 2025.

MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY