QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1234166 DEEDQC
02/04/2025 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250204-0008546

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Anne Gillcrist
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF February 2025.

Haley Miller
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
John Eley	**NEW OWNER**	**083-14-0-342.00**
1910 Boscobel Street **Nashville, Tennessee 37206**	_____	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, and pursuant to the terms of the Marital Dissolution Agreement and the terms therein executed by the hereinafter named Grantor and Grantee on the 16th day of December, 2024, pursuant to Davidson County, Tennessee Circuit Court Docket No. 24D303, the undersigned, **DARGAN ELEY** (hereinafter collectively and/ or individually referred to as the "*Grantor*"), does hereby quitclaim to **JOHN ELEY** (hereinafter collectively and/ or individually referred to as the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1910 BOSCOBEL STREET, NASHVILLE, TENNESSEE 37206** (the *"Property"*) for the purpose of vesting fee simple title of the Property to John Eley, with said Property being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 390 on the Plan of Edgefield Land Company's Third Addition of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 390 fronts 50 feet on the southerly side of Boscobel Street, formerly Rothschild Avenue, and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to John Eley and Dargan Eley, Husband and Wife by Quitclaim Deed from Tia Lynn Gann and Charles E. Gann, Husband and Wife of record as Instrument No. 20181113-0111891, dated November 6, 2018, and recorded on November 13, 2018, in the Register's Office for Davidson County, Tennessee.
>
> This improved property more commonly known as 1910 Boscobel Street, Nashville, Tennessee 37206.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

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1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 3 day of February, 2025.

GRANTOR: DARGAN ELEY

Dargan Eley

SIGNER: Dargan Eley

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Dargan Eley,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 3 day of February, 2025.

Emma King

Notary Public

09-05-2028

My Commission Expires

EMMA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 February 3, 2025.

Affiant Signature

2/4/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

HALEY MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON