Karen Johnson Batch # 1240285 02/24/2025 01 58 06 PM Fees $12 00 Taxes $0 00 20250224-0013568	Davidson County DEEDQC 2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February 2025

Notary Public

MY COMMISSION EXPIRES 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
The Francine Elsky Revocable Living Trust	**Same**	**172-15-0A-210.00 CO**
(NAME) **2025 Argo Lane**	(NAME)	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Francine Elsky, an unmarried person,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Francine Elsky, Trustee of the Francine Elsky Revocable Living Trust,** established by **The Revocable Living Trust Agreement of the Francine Elsky Revocable Living Trust, Dated February 5, 2025**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 159, Section 11, Holt Woods, as shown on plat of record in Plat Book 9700, page 408, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed Lloyd N Soeters, Jr., an unmarried man, by deed dated November 18, 2004, from Chris L McMillan and Tanya A McMillan, as joint tenants with rights of survivorship of record in Instrument Number 20041119-0139461 and further conveyed to Lloyd N Soeters, Jr and Mary Soeters, husband and wife, by Quitclaim Deed dated February 2, 2006, from Lloyd N. Soeters, Jr., a married man, of record in Instrument Number 20060227-0022267 and Warranty Deed, said Register's Office of Davidson County, Tennessee

Further being the same property conveyed to Francine Elsky, an unmarried person, from Lloyd N Soeters, Jr (by Mary Soeters, Attorney in Fact, recorded separately) and Mary Soeters, by Warranty Deed, dated March 20, 2013, of record in Instrument Number 20130327-0030053, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following

1 Taxes for the year 2013 and subsequent years

2 Any and all matters appearing as shown on the plat of Section 11, Holt Woods, as recorded in Plat Book 9700 page 408 and Boundary Plat as recorded in Plat Book 7900, page 668, said Register's Office
3. Restrictive Covenants recorded in Book 9570, page 22 amended for Section 11 in Book 10469, page 57 said Register's Office
4. By-Laws of record in Book 9570, page 13, said Register's Office
5 Charter of Holt Woods Homeowners Association, Inc. of record in Book 9570 page 5, said Register's Office
6 Easement for Access to Sewerage Pumping Station of record in Book 10198, page 342 and Book 10198, page 347, said Register's Office.
Deed to Homeowners Association for Open Space of record in Instrument Number 20020807- 0095356, said Register's Office.

This Conveyance is further made subject to

Any and all additional existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Unimproved ( )
This is improved (X) property, known as: **2025 Argo Lane, Nashville, Tennessee 37211**

Witness our hands, this the 5th day of February, 2025.

X Francine Elsky
FRANCINE ELSKY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **FRANCINE ELSKY** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity

Witness my hand and official seal, this 5th day of February, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026