Karen Johnson Davidson County
Batch # 1245725 DEEDQC
03/11/2025 10:09:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250311-0018227

Prepared By
James B. Johnson
1300 Division Street, Suite 300
Nashville, Tennessee 37203
(615) 476-2885

Grantor:

Map: Parcel: 032-09-0-115.0

Estate of Reginald D. Elmore, Sr.
Chauntia Elmore, Personal Representative
4716 Indian Summer Drive
Nashville, Tennessee 37207

Grantee:

Chauntia Elmore
Reginald D. Elmore, Jr., a minor
Carter J. Elmore, a minor
4716 Indian Summer Drive
Nashville, Tennessee 37207

Send Tax Notice to New Owner:

Chauntia Elmore
4716 Indian Summer Drive
Nashville, Tennessee 37207

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ten Dollars and 00/100s $(10.00).

James B Johnson
Affiant

Sworn to and subscribed before me, this 3rd day of March 2025.

Notary Public

My Commission Expires: 11-8-27

TAYLOR MARIE BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Reginald D. Elmore, Sr. died on October 6, 2023, without a will and an estate was opened for the decedent on December 13, 2023 in the Davidson County Probate Court at Nashville, Tennessee, Docket Number 23P-2258. The probate court appointed Chauntia Elmore as Personal Representative of the Estate. The Personal Representative is duly qualified. All debts of the decedent have not been paid.

The Personal Representative by signing this Deed releases any right the Personal Representative has to recover this property in the event of subsequent insolvency of this estate. The Personal Representative, Chauntia Elmore, quitclaims to the decedent's heirs-at-law Chauntia Elmore, Carter J. Elmore and Reginald D. Elmore, Jr. and all rights, title and interest in the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Quail Ridge Section Four of Record in Plat Book 7900, Page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kaneshia Monique Taylor, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ride Homes, dated March 29, 2006, and recorded on March 31, 2006 in Instrument No. 20060331-0036614, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Marcus Matthews, unmarried by Warranty Deed from Kaneshia Monique Taylor, unmarried, dated November 29, 2006 and recorded in December 6, 2006 in Instrument No. 20061206-0150967, said Register's Office.

Being the same property conveyed U.S. Bank, N.A. by substitute Trustee's Deed from Priority Trustee Service of TN, L.L.C., dated June 21, 2007, recorded July 18, 2007, of record in Instrument No. 200707180085375, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to grantors by Substitute Trustee's Deed, of record in Instrument No. 20120820-0074316, in the Register's Office of Davidson County, Tennessee.

The last recorded Deed is a Substitute Trustee's Deed filed of record at Instrument No. 20120820-0074316 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Reginald Dwight Elmore by Special Warranty Deed from State Farm Bank, FSB, dated March 22, 2013, record on April 8, 2013 of record at Instrument No. 20130408-0034487, Register's Office of Davidson County, Tennessee. Reginald Dwight Elmore and Reginald Dwight Elmore, Sr., being one and the same person.

Being the same property commonly known as 4716 Indian Summer Drive, Nashville, Tennessee 37207.

This transfer is by quitclaim and the Personal Representative makes no warranties about the title.

Witness my hand at Nashville, Tennessee this 3rd day of March 2025.

Estate of Reginald D. Elmore, Sr.

By: Chauntia Elmore, Personal Representative

Signature of Personal Representative: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Taylor Butler, a Notary Public of said County and State, CHAUNTIA ELMORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

_____
CHAUNTIA ELMORE

Witness my hand, at Office, this 3rd day of March 2025.

_____
Notary Public

My Commission Expires: 11-8-27

