QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1265677 DEEDWARR
04/29/2025 11.09.15 AM 2 pgs
Fees $12 00 Taxes $0 00

20250429-0032952

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER(S)
Donica Sinclair Elliott and Randy Nathan Elliott, Trustees of the Elliott Living Trust dated November 15, 2024, and any amendments thereto	**Donica Sinclair Elliott and Randy Nathan Elliott, Trustees of the Elliott Living Trust dated November 15, 2024, and any amendments thereto**	
(NAME) **180 Poplar Gap Road**	(NAME) **180 Poplar Gap Road**	**073-13-0-194 00**
(ADDRESS) **Brevard, NC 28712**	(ADDRESS) **Brevard, NC 28712**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONICA CHRISTENSEN K/N/A DONICA SINCLAIR ELLIOTT,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DONICA SINCLAIR ELLIOTT AND RANDY NATHAN ELLIOTT, TRUSTEES OF THE ELLIOTT LIVING TRUST DATED NOVEMBER 15, 2024, AND ANY AMENDMENTS THERETO** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot Number 14 on the plan of Mailan Heights, of record in Book 1835, Page 90, Register's Office for said County, to which reference is hereby made for a more complete description thereof

Being the same property conveyed to Donica Christensen, unmarried by Warranty Deed from Misty Tobitt, married, dated July 31, 2008, recorded August 1, 2008 in Instrument Number 20080801-0078932, Register's Office for Davidson County, Tennessee

Donica Christensen A/K/A Donica Sinclair Christensen and Donica Sinclair Elliott are one in the same

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **1613 Lethia Drive, Nashville, Tennessee 37206**

Witness my/our hand(s) this the 24 day of January, 2025

Donica Elliott

Donica Sinclair Elliott

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Transylvania

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONICA SINCLAIR ELLIOTT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 24th day of January, 2025

Denise Allison
Notary Public
My Commission Expires 02/01/2029

(SEAL)

Denise Allison
Notary Public
Transylvania County, NC
My Commission Expires: 02/01/2029