Karen Johnson Davidson County
Batch# 1283651 DEEDQC
06/10/2025 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250610-0045380

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

John C. Elrod & Jenna E. Elrod
7104 Commonwealth Circle
Nashville, TN 37221

Send Tax Bill to:
Owner

Map-Parcel Numbers:
126-15-0-B-145-00CO

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 9th day of June, 2025.

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12/9/28

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John Caleb Elrod and Jenna Elaine Elrod, Trustees of the John Caleb Elrod and Jenna Elaine Elrod Living Trust dated November 15, 2022, and any amendments thereto** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **John C. Elrod and Jenna E. Elrod, husband and wife.** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

> Land in Davidson County, Tennessee, being Lot No. 145 on the plan of Lexington Point Subdivision, Section One, as of record in Instrument No. 20000830-0085624, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to John Caleb Elrod and Jenna Elaine Elrod, Trustees of the John Caleb Elrod and Jenna Elaine Elrod Living Trust dated November 15, 2022, from John C. Elrod and Jenna E. Elrod, husband and wife, by deed of record in Instrument No. 20250124-0005618, Register's Office for said county.

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 7104 Commonwealth Circle, Nashville, TN 37221.

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.**

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of June, 2025.

John Caleb Elrod, Trustee

Jenna Elaine Elrod, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **John Caleb Elrod and Jenna Elaine Elrod**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oaths acknowledged themselves to be the Trustees of the within named bargainor, a Revocable Trust, and that they as such Trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said **John Caleb Elrod and Jenna Elaine Elrod** as such Trustees.

Witness my hand and official seal this 9th day of June, 2025.

My commission expires: 12/9/28

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/9/25.

Affiant Signature

6/9/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY