Karen Johnson
Batch # 1284540
06/16/2025 08 17 18 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250616-0046527

PREPARED BY:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows	Send Tax Bills To	Map Parcel Numbers
Philip N. Elbert,Trustee 1419 Graybar Lane Nashville, TN 37215	Philip N Elbert, Trustee 1419 Graybar Lane Nashville, TN 37215	Map 117-2 Parcel 166

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Philip N. Elbert, the Grantor, by these presents do hereby quitclaim and convey unto Philip N. Elbert and wife, Jacqueline K. Elbert, Trustees of The Philip and Jacqueline Elbert Living Trust, the Grantees, with full power to sell, transfer or convey without the joinder of any beneficiary, and their heirs, successors and assigns, all of my right, title and interest in and to a certain tract of land in Davidson County, Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 41, of Block M, on the map of Maplehurst, of record in Plat Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 200 feet on the southerly side of Graybar Lane, and runs back between parallel lines, 300 feet to a dead line in the rear on which it measures 200 feet.

Being the same property conveyed to Philip N. Elbert by Kathi L. Padgett, by quitclaim deed of record in Instrument No. 20160406-0032904, Register's Office for Davidson County, Tennessee.

This is improved property known as 1419 Graybar Lane, Nashville, Tennessee 37215.

This is the same legal description as that used in the prior deed of conveyance.

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

Witness my hand this 10th day of June, 2025.

Philip N. Elbert

PHILIP N. ELBERT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Philip N. Elbert, the Bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 10th day of June, 2025.

Susan Budd

NOTARY PUBLIC

Jan. 4 2027

Commission Expiration Date

SUSAN ANNE BUDD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is zero ($0.00)

Philip N. Elbert

PHILIP N. ELBERT

Subscribed and sworn to before me, this 10th day of June, 2025.

Susan Budd

Notary Public

Jan. 4 2027

Commission Expiration Date

SUSAN ANNE BUDD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

THIS DEED PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT CERTIFICATION OR EXAMINATION OF TITLE BY THE PREPARER.