Name and Address of New Owner:
The Roberta Hart Meyers Elliott Revocable Living Trust
5425 South Stanford Drive
Nashville, TN 37215

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1348067 DEEDQC
11/19/2025 03:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251119-0092384

Map & Parcel No: 145-01-015

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Roberta Elliott, widowed,** "the Grantor," convey and quitclaim any interest they have unto **The Roberta Hart Meyers Elliott Revocable Living Trust dated November 17, 2025,** "the Grantee," the following described real estate in County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of the Resubdivision of Lot 31, Westwood Subdivision, as of record in Book 5200, a more particular description of said lot.

Being the same conveyed to James H. Elliott and wife, Roberta Elliott, by deed from Howard I. Levy, unmarried of record in Book 731, Page 95, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 5200, Page 112, said Register's Office. Which shows an Owners Certificate; prohibiting resubdivision, alteration or change of the lot so as to produce less area than that established by the Plat until otherwise approved by the City of Forest Hills, building setback line as may be fixed by the City; areas for sewage soil absorption systems and perpetuation of their natural state. Location of building site subject to compliance with zoning regulations and a requirement that the lot must be served by public water.

This conveyance is subject to a 99-year lease interest as found of record in Book 5440, Pages 837, Said Register's Office.

James H. Elliott and wife Roberta Elliott remained married, without intervening divorce or separation from the time of acquisition of the property herein until the death James H. Elliott; therefore, Roberta Elliott was the surviving tenant by the entirety to property herein.

This is property known as 5425 South Stanford Drive Nashville, TN 37215

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 19th day of November, 2025.

Roberta Elliott (SEAL)
Roberta Elliott

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Roberta 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 they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19 day of November, 2025.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

M. Armor
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 19 day of November, 2025.

M. Armor
Notary Public
My commission expires: _____

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

File # 2025-7661-?

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 true and exact copy of the original document executed and authenticated according to law on November 19, 2025 (date of document)

Regina Sullo

Affiant Signature

November 19, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 19 day of November, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202511190092384