Karen Johnson Davidson County
Batch# 1351608 DEEDQC
11/26/2025 03:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251126-0094673

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ethan Cox Elzen and Jennifer M. Elzen, Co-Trustees 4309 Esteswood Drive Nashville, TN 37215	Ethan Cox Elzen and Jennifer M. Elzen, Co-Trustees 4309 Esteswood Drive Nashville, TN 37215	130 08 0 011.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, ETHAN COX ELZEN and JENNIFER ELZEN (the "Grantor"), hereby quitclaim and convey to ETHAN COX ELZEN and JENNIFER M. ELZEN, CO-TRUSTEES OF THE ELZEN COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Esteswood Estates, of record in Plat Book 1835, page 101, 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 by deed of record as Instrument #20190809-0079561, Register's Office for Davidson County, Tennessee.

Being property known as 4309 Esteswood Drive, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 28 day of July, 2025.

ETHAN COX ELZEN

JENNIFER ELZEN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Ethan Cox Elzen and Jennifer Elzen, 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, at office, as of this 28 day of July, 2025.

JENNIFER LEAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2029

Notary Public
My Commission Expires: May 8, 2029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 28 day of July, 2025.

Notary Public
My Commission Expires: May 8, 2029

JENNIFER LEAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2029

47778301.1

Tennessee Certification of Electronic Document

I, Lucretia Albert, 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 7-28-25 (date of document).

Lucretia Albert
Affiant Signature

08/18/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of August, 2025.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

