Karen Johnson Davidson County
Batch# 1352120 DEEDQC
12/02/2025 10:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251202-0095388

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Tracy L. McElveen Revocable Trust C/o Tracy L. McElveen, Trustee	**Same as New Owner**	
	(NAME)	
923A Gale Lane		**118-06-0L-003.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **EDWARD MCELVEEN AND TRACY L. MCELVEEN, HUSBAND AND WIFE,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **TRACY L. MCELVEEN, TRUSTEE OF THE TRACY L. MCELVEEN REVOCABLE TRUST, DATED JANUARY 18, 2011,** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2A ON THE PLAN OF 923 GALE LANE TOWNHOMES, AS SHOWN ON EXHIBIT B OF THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF THE 923 GALE LANE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20140512-0040658, IN THE 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 TO EDWARD MCELVEEN AND TRACY L. MCELVEEN, HUSBAND AND WIFE BY WARRANTY DEED FROM JOHN T. GARRETT, AS TRUSTEE OF THE LMG PRESERVATION TRUST UNDER AGREEMENT DATED OCTOBER 6, 2021, AND FILED FOR RECORD ON AUGUST 13, 2024, IN INSTRUMENT NO. 20240813-0061246, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 923A GALE LANE, NASHVILLE, TN 37204.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[SIGNATURE PAGE TO FOLLOW.]

Witness my hand this the 27th **day of November, 2025.**

Edward McElveen

Tracy L. McElveen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Edward McElveen and Tracy L. McElveen, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of November, 2025.

Notary Signature

My commission expires: May 8, 2028

Andrew Flora
Notary Public
Davidson County

Certificate of Authenticity

I, Andrew Suzave, 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 27, 2025.

Date

Affiant Signature

December 1, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of December, 2025.

Notary's Signature

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

My Commission Expires: _____

Date

Notary's Seal (if on paper)