Karen Johnson Davidson County
Batch# 1360502 DEEDQC
12/22/2025 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251222-0101391

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Jenna E Elrod and
John C. Elrod
1905 Cromwell Drive
Nashville, TN 37215

Send Tax Bill to:
Owner

Map-Parcel Numbers:
158-07-0 004.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 12th day of December, 2025.

Notary Public

My Commission Expires:
9-6-2026

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 C. ELROD AND JENNA E. ELROD, HUSBAND AND WIFE, AND PARKER DAVID ELROD II, A MARRIED MAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **JENNA E. ELROD AND JOHN C. ELROD,** WIFE AND **HUSBAND.** 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. 112 on the Plan of Hillsboro Park, Section III, as shown on plat of record in Plat Book 2663, Page 94, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John C. Elrod and Jenna E. Elrod, husband and wife, and Parker David Elrod II, a married man, as tenants in common with right of survivorship, from Lydia Naylor and Scott Naylor, wife and husband, by deed of record in Instrument No. 20250718-0056776, 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 1905 Cromwell Drive, Nashville, TN 37215.

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 12th day of December, 2025.

John C. Elrod

Jenna E. Elrod

Parker David Elrod II

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN C. ELROD, JENNA E. ELROD, AND PARKER DAVID ELROD II** the Grantor, 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 12TH day of December, 2025.

My commission expires: 9-6-2026

Notary Public

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON 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 true and exact copy of the original document executed and authenticated according to law on 12/12/25 (date of document).

Affiant Signature

12/18/25
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

