Karen Johnson Davidson County
Batch # 1362175 DEEDQC
12/29/2025 03:11:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251229-0103066

Map-Parcel Numbers
Map 117-6; Parcel 70

QUITCLAIM DEED

FROM: JOHN B. ELAM

TO: LULU R. ELAM

THIS INSTRUMENT PREPARED BY:

CHEATHAM & PALERMO
43 Music Square West
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:

Lulu R. Elam
2112 Hampton Avenue
Nashville, TN 37205

SEND TAX BILLS TO:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by Fourth Circuit Court for Davidson County, Tennessee.

LULU R. ELAM

Sworn to and subscribed before me this 29th day of December, 2025.

ROWAN GASS
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Comm. Expires: 1/22/2029

FOR AND IN CONSIDERATION of the sum of -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket Number 24D-866, JOHN B. ELAM has bargained and sold and by

these presents does transfer and quitclaim to LULU R. ELAM, her heirs, successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being a part of Lot No. 2 on the Plan of Samuel Watkins' Farm Lands, as of record in Book 57, page 16, Register's Office for Davidson County, Tennessee, being a part of Lot No. 19 as shown in an unregistered plan of Hillsboro Heights made by W. B. Southgate, Engineer, in May, 1910, and more particularly described as follows:

Beginning at a point in the north margin of Hampton Avenue, being the southwest corner of Lot No. 19 in said unregistered plan, said point being 600 feet easterly from the center of 23rd Avenue South; running thence easterly with the north margin of Hampton Avenue 190 feet to a point, said point being 110 feet westerly from the southeast corner of Lot No. 19; running thence northerly and parallel with the west line of Lot No. 19, 338 feet, more or less, to a point in the south boundary line of a lot conveyed to Harold R. Davis, Trustee, on the 4th day of August 1926, as of record in Book 750, page 24, Register's Office for said County, said point being 110 feet westerly in said line from the southeast corner of Lot No. 1 of said Harold R. Davis, Trustee, lot; running thence with the said Harold R. Davis, Trustee, line, westerly 190 feet to a point, said point being the northwest corner of Lot No. 19 and the southwest corner of Lot No. 1, running thence southerly with the west boundary lien of Lot No. 19, 338 feet, more or less, to the beginning.

Being the same property conveyed to John B. Elam and wife, Lulu R. Elam, by deed from Mary E. Herrington, a single person and Mary E. Herrington, Trustee of the John Lynwood Herrington Family Trust, of record at Instrument No. 20050927-0116095, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 2112 Hampton Avenue, Nashville, TN 37205.

WITNESS my hand this 19th day of December, 2025.

JOHN B. ELAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, the within named JOHN B. ELAM, bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand this 19th day of December, 2025.

STEPHANIE MCCARTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2028

Stephanie McCarty
NOTARY PUBLIC

My Comm. Expires: 9-5-28

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.