Karen Johnson Davidson County
Batch # 1365108 DEEDQC
01/05/2026 12:05:52 PM 1 pg
Fees: $12.00 Taxes: $0.00
20260105-0000321

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Ransom McElhiney and Lorie Jean McElhiney	Same as owners	042 – 12 – 44.00
206 Walker Street		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Ransom Wayne McElhiney, an unmarried man and Lorie Jean Tyree, an unmarried woman,** the grantors herein, do hereby Quitclaim and convey unto the **Ransom Wayne McElhiney and Lorie Jean McElhiney, husband and wife,** the Grantees herein, it's successors and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Nos. 35 and 36 on the Map of W.W. Gray Subdivision, at Madison, Tennessee, of record in Book 974, page 22, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ransom Wayne McElhiney, an unmarried man and Lorie Jean Tyree, an unmarried woman by Warranty Deed from Jean F Henry, a married woman f/k/a Jean F Vogel dated 9/30/18 and filed for record on 12/4/18 of record in Instrument No. 201812040118256, said Register's Office for said County.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as: 206 Walker Street, Madison TN 37115

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value which ever is greater for this transfer is *$0.00*

Subscribed and sworn to before me this the 30th day of December, 2025.

Lorie Jean McElhiney
Affiant

My commission expires: 2-27-29
Deborah L. Baxter
Notary Public

DEBORAH BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WITNESS, our hands on this the 30th day of December, 2025.

Ransom Wayne McElhiney
Ransom Wayne McElhiney

Lorie Jean McElhiney
Lorie Jean McElhiney

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and of said county and state, the within named **RANSOM WAYNE MCELHINEY AND LORIE JEAN MCELHINEY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2025.

My Commission Expires: 2-27-29

Deborah L. Baxter
Notary Public

DEBORAH BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(no file)