Karen Johnson Davidson County
Batch# 1369553 DEEDQC
01/14/2026 09:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260114-0003295

QUITCLAIM DEED

FROM: Lulu-Estelle Owen Rogers Elam

TO: John Bernard Elam

This instrument Was Prepared by:
Brenton H. Lankford
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
John Bernard Elam 101 Brixworth Lane, Apt. 109-05 Nashville, TN 37205	John Bernard Elam 101 Brixworth Lane, Apt. 109-905 Nashville, TN 37205	**082 16 0 235.00**

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Lulu-Estelle Owen Rogers Elam vs. John Bernard Elam, Docket No. 24D-866, Fourth Circuit Court for Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Stephanie McCarty
Affiant

Sworn to and subscribed before me, this the 13th day of January, 2025.

Notary Public

My Commission Expires: 5/23/29

THE PEOPLE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

10691009:v1

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Lulu-Estelle Owen Rogers Elam vs. John Bernard Elam, Docket No. 24D-866, Fourth Circuit Court for Davidson County, Tennessee**. Accordingly, **Lulu-Estelle Owen Rogers Elam** does hereby quitclaim unto the said **John Bernard Elam**, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 13 on the Map of Williams' Addition to Edgefield, now East Nashville, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 50.0 feet on the southerly side of Fatherland Street and runs back between parallel lines 210.0 feet, more or less, to an alley.

BEING the same property conveyed to John B. Elam and wife, Lulu R. Elam by Warranty Deed from J.R. Thomas, married, of record as Instrument No. 20020208-0017306 in the Register's Office for Davidson County, Tennessee.

Property subject to matters shown on the Plan of Williams' Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

This is improved property known as **624 Fatherland Street, Nashville, Tennessee 37206**.

Witness my hand this 15 day of December, 2025.

Lulu-Estelle Owen Rogers Elam

Lulu-Estelle Owen Rogers Elam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Rowan Gass, a Notary Public of said County and State, Lulu-Estelle Owen Rogers Elam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2025.

Notary Public

ROWAN GASS
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/22/2029

Tennessee Certification of Electronic Document

I, Stephanie McCarty, 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 12/15/25 (date of document).

Stephanie McCarty
Signature

1/12/26
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 13th day of January, 2026.

Notary's Signature

My Commission Expires: 5/23/28

Notary's Seal

KATIE PITTS
STATE OF TENNESSEE
NOTARY PUBLIC
GILES COUNTY