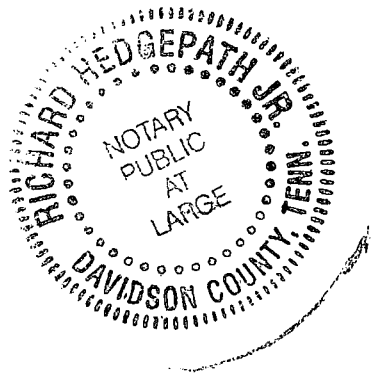
Karen Johnson
Batch # 1411748
04/27/2026 12:17:34 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260427-0036293

QUITCLAIM DEED



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ None

Subscribed and sworn before me this the 18 day of March 2026

Affiant: John Paul

Notary Public:

My commission expires: 03-09-2027

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
John Heiks Paul, IV	Same	083 05 0 253.00
1709 Eastland Ave		
Nashville TN 37206		

FOR AND IN CONSIDERATION of ten dollars ($10.00) and for the express purpose of dividing property between spouses in a divorce action in the Circuit Court for Davidson County, Tennessee, pursuant to the Marital Dissolution Agreement filed in said divorce case, and for the purpose of conveying all my right, title, and interest in the subject real property described herein below, I, **ELENORE DEVAN PAUL**, hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey all of my right, title, equity, and interest unto **JOHN HEIKS PAUL, IV**, hereinafter referred to as Grantee, his successors and assigns, all of my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Being part of Lot Nos. 40 & 41 on the plan of Edgefield E.T. Brown's Subdivision of Bransford Place as of record in Book 332, Page 73, Register's Office of Davidson County, Tennessee, and further described according to a survey made by Campbell Surveying Co. Inc. dated July 6, 1987, as follows: Said lot fronts 83.3 feet on the southerly margin of Seymour Avenue and extends back southerly between two lines, the easterly line along the margin of a 12 foot alley for a distance of 102.1 feet on the westerly line for a distance of 95.0 feet to a dead line in the rear measuring 83.0 feet thereon.

Being the same property conveyed to John Heiks Paul, IV, unmarried, by Warranty Deed from LRW Holdings, LLC, a Delaware limited liability company of record in Instrument No. 20181226-0125367, in the Register's Office of Davidson County, Tennessee

And, being the same property conveyed to John Heiks Paul, IV and Elenore Devan Paul, Husband and Wife, by warranty deed from John Heiks Paul, married, of record as Instrument #20201026-0123732, in the Register' Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is the same description as in the previous deed of record.

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

Witness my hand this 17 day of March 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Elenore Paul

ELENORE DEVAN PAUL - Grantor

STATE OF Montana)

COUNTY OF lewis and clark)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ELENORE DEVAN PAUL** , the bargainor, 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 Helena (City), Montana (State), this 17 day of March 2026.

NOTARY PUBLIC: _____

My commission expires: 12.27.2028

