Karen Johnson Davidson County
Batch # 1449024 DEEDQC
07/20/2026 09:28:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20260720-0065131

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 14 day of July, 2026.

Janis C Parrott
Affiant

Notary Public

My Commission Expires: 10/4/27

KELLIE W. BARRETT NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

This instrument prepared by and after recording return to:
Schulman, LeRoy & Bennett, P.C.
3310 West End Avenue, Suite 460, Nashville, TN 37203

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Janis C. Parrott and George M. Parrott 3523 Richardson Avenue, Unit D-6 Nashville, TN 37205	Same as New Owner	104-10-O-C / 6.00CO

QUITCLAIM DEED

For and in consideration of the sum of Zero and no/100 DOLLARS ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Janis C. Parrott**, a married person (hereinafter called the "Grantor"), for the creation of a tenants by the entireties estate, does hereby quitclaim and convey unto **Janis C. Parrott and George M. Parrott,** husband and wife (hereinafter called the "Grantees") their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as **3523 Richardson Avenue, Unit D-6, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said property unto the Grantees, **Janis C. Parrott and George M. Parrott,** as tenants by the entirety, with full rights of survivorship, the survivor to take the entire fee simple estate.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE

PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 14 day of July, 2026.

GRANTOR:

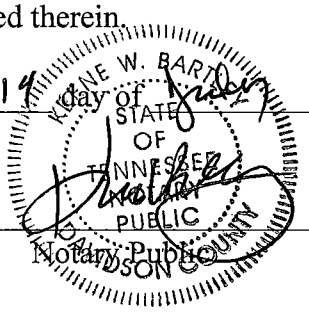
Janis C Parrott

Janis C. Parrott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named **Janis C. Parrott,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

WITNESS my hand and seal on this the 14 day of July 2026.



Notary Public

My Commission Expires: 10/4/27

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, State of Tennessee, described as follows, to-wit:

A part of Elmington Condominium tract as shown per 2nd Revised Plan of record in Plat Book 4660, page 60 of the Register's Office of Davidson County, Tennessee, identified as follows:

Unit D-6 on said Plat as shown in and described by the Master Deed establishing horizontal property regime with respect to Elmington Condominium, including the Surveyors Plans and the Administrative By-Laws the unto attached and exhibited, recorded in Book 4486, pages 553-566 of the Register's Office of Davidson County, Tennessee.

Whereas, Master Deed and By-Laws made applicable to Plan of record in Book 4300, page 200, by instrument of record in Book 4673, page 102, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the same Master Deed, Surveyor Plans and Adminstrative By-Laws, including limitations such units undivided percentage interest in the land and teneral commons elements;

Subject, however, to all of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed; the Surveyors Plans and Administrative By-Laws thereunto attached, and to the rules and regulations, all of which the purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments.

Being the same property conveyed to Janis C. Parrott by Warranty Deed dated August 18, 2004, of record in Instrument No. 20040820-0101166, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.