BILL GARRETT, Davidson County
Trans:T20170060823 DEEDQC
Recvd: 07/17/17 11:52 2 pgs
Fees:12.00 Taxes:0.00

20170717-0071600

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This instrument prepared by:
The Law Office of Ryan Trammel, PLLC
P.O. Box 683
Lebanon, TN 37088-0683

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Jacqueline O'Neal
Affiant

Sworn to and subscribed before me this 23rd **day of** June **, 2017.**

Ryan J
Notary Public
My commission expires:

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF RYAN TRAMMEL, PLLC, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX-RELATED COUNSEL.

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Wagener Bettina Nugent 4857 Alvin Sperry Road Mt. Juliet TN 37122	New Owner	110000182.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Michael Wagener**, in order to create a tenancy by the entirety between himself and his spouse in the subject property, hereby quitclaims and conveys to **Michael Wagener and wife, Bettina Nugent**, as tenants by the entirety, all of his right, title and interest in and to the following tract or parcel of land in **Davidson** County, Tennessee, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin in the north margin of Alvin Sperry Road, where the south boundary of the Susan Rebecca Campbell property of record in Book 4489, Page 636, Register's Office for Davidson County, Tennessee, intersects said margin, being 25 feet off the centerline of said road thence with said north margin of Alvin Sperry Road in a curve having a radius of 290.02 feet, southwesterly 97.15 feet to a point; thence S 27° 49' 00" W, 475.00 feet to beginning of a curve to the right having a radius of 182.31 feet; thence along said curve for a distance of 150.78 feet to a point; thence S 75° 12' 09' W, 155.14 feet; thence leaving said Alvin Sperry Road N 06° 32' W, 562.60 feet; thence S 83° 31' E, 472.00 feet; thence S 84° 00' E, 135.00 feet to the point of beginning.

Included in the above description but expressly EXCLUDED from this conveyance is that parcel of land described in instrument of record in Book 10237, Page 433, said Register's Office.

Being the same property conveyed to Michael Wagener by deed from Donna Burson Heard of record in Instrument No. 200702280024567, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 23rd day of June, 2017.

Michael Wagener

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael Wagener**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 23rd day of June, 2017.

Notary Public

My Commission expires: 12-6-2020

RYAN TRAMMEL
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WILSON COUNTY

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