Karen Johnson Davidson County
Batch# 207459 DEEDQC
03/19/2019 09:55:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190319-0024768

THIS INSTRUMENT PREPARED BY:
Welty Law Office
Rachel C. Welty, Attorney
4517 Charlotte Ave.
Nashville, Tennessee 37209

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Avril Melinda Wells Syes
2804 Cate Ridge Drive
Nashville, Tennessee 37218

SEND TAX BILLS TO:
Wells Fargo Bank N.A.
PO Box 14411
Des Moines, Iowa 50306-3411

MAP/PARCEL
058-09-0-A-253.00CO

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **STEVEN-BRANDON OTIS SYES,** (hereinafter called the **"GRANTOR"**), hereby quitclaims and conveys all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **AVRIL MELINA WELLS SYES** (hereinafter called the **"GRANTEE"**), her heirs, successors and assigns, to-wit:

Land in Davidson County, Tennessee, being Lot 257, as shown on the Plan of Jordan Ridge at Eaton's Creek – Phase 9, of record in Instrument No. 20090618-0056870, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Avril Melinda Wells Syes and Steven-Brandon Otis Syes, wife and husband, by Special Warranty Deed from NVR, Inc. T/A fox Ridge Homes, by Deed dated 5/2/2011, from Tenn. Contractors, Inc., or record in Instrument No. 20110504-0034021, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) Property Taxes for the current year.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

This improved property is known as 2804 Cato Ridge Drive, Nashville, Davidson County, Tennessee 37218.

WITNESS, the hand of the undersigned this 15th day of March, 2019, in Nashville, Tennessee.

STEVEN-BRANDON OTIS SYES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, **Steven-Brandon Otis Syes**, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS, the hand of the undersigned this 15th day of March, 2019, in Nashville, Tennessee.

Notary Public

RACHEL C. WELTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: NOVEMBER 8, 2021

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for the value of this transfer is Ten and NO/100 ($10.00) DOLLARS.

STEVEN-BRANDON OTIS SYES

Sworn to and subscribed before me, this 15th day of March, 2019.

Notary Public

RACHEL C. WELTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: NOVEMBER 8, 2021

My Commission Expires: _____