Karen Johnson Davidson County
Batch# 236911 DEEDQC
05/31/2019 09:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190531-0051749

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
201 Walton Ferry Rd.
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Roy Wiebush, Trustee
P.O. Box 6816666
Franklin, TN 37068

Send Tax Bills To
Same

Map-Parcel
156 02 0 041.00

Quitclaim Deed to Trustee

Grantor: William E. Wiebush and wife, Elizabeth M. Wiebush
Grantee: Roy A. Wiebush, Trustee under the Irrevocable Trust Agreement of William E. Wiebush and Elizabeth M. Wiebush, dated May 21, 2019

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 379 on the Plan of Harpeth Valley Park, Section III, as of record in Book 4175, page 15, Register's Office for Davidson County, Tennessee. Said Lot No. 379 fronts 90 feet on the easterly margin of Harpeth Bend Drive and extends back between lines, 192.4 feet on the northerly line and 171.2 feet on the southerly line to the rear line, which is broken, on which it measures 96.3 feet.

Being the same property conveyed to William E. Wiebush and wife, Elizabeth M. Wiebush by deed from Thomas C. Higgins and wife, Carol J. Higgins, of record in Book 5438, Page 949, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 10-foot easement for utilities and drainage, 20 foot setback line from Harpeth Bend Drive, and conditions of Owner's Certificate of record in Book 4175, Page 15, said Register's Office; and restrictive covenants of record in Book 3857, Page 858, which were made applicable to the land in question of record in Book 4237, Page 179, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 755 Harpeth Bend Dr., Nashville, TN 37221 .

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

W. E. Wiebush POA By Wiebush
William E. Wiebush by Roy A. Wiebush as Attorney in Fact, Grantor

Elizabeth M. Wiebush POA By Wiebush
Elizabeth M. Wiebush by Roy A. Wiebush as Attorney in Fact, Grantor

State of Tennessee
County of Sumner

On May 21, 2019, before me personally appeared Roy A. Wiebush, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for William E. Wiebush, and who acknowledged that he executed the same as attorney-in-fact for William E. Wiebush.

Pati K. Bedwell
Notary Public

My commission expires: 7/24/19

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On May 21, 2019, before me personally appeared Roy A. Wiebush, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Elizabeth M. Wiebush, and who acknowledged that he executed the same as attorney-in-fact for Elizabeth M. Wiebush.

Pati K. Bedwell
Notary Public

My commission expires: 7/24/19

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Roy Wiebush
Roy A. Wiebush, Trustee
Grantee

Sworn to and subscribed before me on May 21, 2019.

Pati K. Bedwell
Notary Public

My commission expires: 7/24/19

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Chelle Guidry
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Pati Bedwell, a notary public for this county and state, Chelle Guidry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 7/24/19

