QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 242585 DEEDQC
06/12/2019 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190612-0056586

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-2022
(AFFIX SEAL)

BRIANNA BARTELSMEYER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Kelly Greene Elrod
Oak Lane Law, PLLC, 130 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joel C. Wingard	New Owner	172-03-0A-154.00-CO (Lot 72)
(NAME)	(NAME)	
1645 Boxwood Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, W4WDS PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the Grantor(s), has/have quitclaimed unto JOEL C. WINGARD, a married man, hereinafter called the Grantee(s), his/her/its/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Summit at The Woodlands, as shown on the plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof

Being a portion of the same property conveyed to W4WDS Properties, LLC, a Tennessee limited liability company, by Special Warranty Deed from Woodlands Development, LLC, a Tennessee limited liability company, recorded December 29, 2017, of record in Instrument No. 20171229-0132304, in the Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to ToJo Investments, LLC, a Tennessee limited liability company, by Special Warranty Deed from BancorpSouth Bank, recorded April 18, 2012, of record in Instrument No. 20120418- 0033035, in the Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Woodlands Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Tojo Investments, LLC, a Tennessee limited liability company, recorded June 12, 2014, of record in Instrument No. 20140612-0051487, in the Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and othereasements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1740 Boxwood Dr, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this ___ day of June, 2019.

JOEL C. WINGARD

State of Tennessee
County of Williamson

Personally appeared before me JOEL C. WINGARD, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of June, 2019.

Notary Public:
My Commission Expires: 9-6-2022

RETURN TO:
Oak Lane Law, PLLC
130 Wilson Pike Circle
Brentwood, TN 37027

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

I, Kelly Greene Elrod, do hereby make an oath that I am a licensed attorney and/or 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.

Kelly Greene Elrod, esq.
South Oak Title Nashville, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Cathey Bradford, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cathey Bradford
My Commission Expires: 7/8/19

