Karen Johnson Davidson County
Batch# 266326 DEEDQC
08/02/2019 03:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190802-0076836

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

LEON S. WIELAND, Affiant

Subscribed and sworn to before me,
this 29th day of July, 2019.

Notary Public
My Commission Expires: 5-3-2021

LISA D. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Leon S. Wieland and Jennifer Wieland 321 Morning Mist Lane Franklin, TN 37064	Leon S. Wieland and Jennifer Wieland 321 Morning Mist Lane Franklin, TN 37064	Map 071-12 Parcels 81, 84, 85, 291

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, **WIELAND CONTRACTING, LLC, a Tennessee limited liability company** (the "Grantor"), hereby quitclaims and conveys unto **LEON S. WIELAND**, a Ninety-Nine Percent (99%) undivided tenants in common interest, and unto **JENNIFER WIELAND**, a One Percent (1%) undivided tenants in common interest (collectively, the "Grantee"), and to their heirs, successors, and assigns, all of the Grantor's right, title, and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

Tract I: 807 Cherokee Avenue, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lots 11 and 13 on the plan of Walnut Grove Subdivision of Lot No. 5 Stull Tract, as of record in Book 332, Page 34, Register's Office of Davidson County, Tennessee.

Said Lots 11 and 13 from together 200.00 feet on the northerly side of Cherokee Avenue and extends back 257.5 feet on West line and 270.3 feet on East line to a dead line measuring 200.00 feet thereon.

Tract II: 815 Cherokee Avenue, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot Nos. 15 and 17 on the Plan of Walnut Grove Subdivision of Lot No. 5 Stull Tract, as of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 15 and 17 front together 200.00 feet on the northerly side of Cherokee Avenue and extend back 270.3 feet on the West line and 282.6 feet on the East line to a dead line measuring 200.00 feet thereon.

Tract III: 819 Cherokee Avenue, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 19A on the Plan of the Resubdivision of Lot No. 19, Plan of Walnut Grove Subdivision of Lot No. 5 Stull Tract as of record in Book 4060, Page 35, amending Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 19A fronts 50 feet on the northerly margin of Cherokee Avenue and runs back 282.3 feet on the westerly line and 285.4 feet on the easterly line to a line on the rear measuring 50 feet thereon.

Tract IV: 821 Cherokee Avenue, Nashville, TN 37207

Being Lot No. 19B on the Plan of the Resubdivision of Lot No. 19 of Walnut Grove Subdivision of Lot No. 5 Stull Tract of record in Book 4060, Page 35, amending Book 332, Page 34, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Wieland Contracting, LLC by Warranty Deed dated September 13, 2012 and recorded as Instrument Number 20120913-0083004, Register's Office for Davidson County, Tennessee. Wieland Contracting, LLC is a Tennessee member-managed limited liability company whose only members are Jennifer Wieland and Leon S. Wieland.

This Conveyance is subject to the matters set forth below:

1. Taxes for the current and subsequent years, not yet due and payable.
2. Tracts I & II are subject to the Plan of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee.
3. Tracts III & IV are subject to the Plan of record in Book 4060, Page 35, amending Book 332, page 34, said Register's Office.
4. Tract II is subject to Storm Water Detention Agreement of record in Book 6710, Page 951, said Register's Office.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor.

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

WITNESS my hand this the 29th day of July, 2019.

WIELAND CONTRACTING, LLC

By: _____
LEON S. WIELAND, Member

By: _____
JENNIFER WIELAND, Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEON S. WIELAND and JENNIFER WIELAND, being all of the members of WIELAND CONTRACTING, LLC, a Tennessee member-managed limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 29th day of July, 2019.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

_____
Notary Public

My Commission Expires: 5-3-2021

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make 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.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

