Karen Johnson Davidson County
Batch# 289875 DEEDQC
09/23/2019 02:38:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190923-0096489

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Gary W. Wiser 3908 East Ridge Drive Nashville, TN 37211	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 148 10 0 064.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEE and other good and valuable consideration, the receipt of which is acknowledged,

Gary Wendell Wiser, Sr., an unmarried man,

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

Gary W. Wiser, Trustee of the Gary W. Wiser Revocable Living Trust dated September 17, 2019

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 132 on the Plan of Locustwood Subdivision, Section 1, of record in Book 2330, page 136, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 132 fronts 85 feet on the ewasterly side of East Ridge Drive and runs back between lines 221.6 feet on the southerly side and 269.9 feet on the northerly side to a broken line in the rear and measuring 86.8 feet on said broken line.

Being the same property conveyed to Gary Wendell Wiser, Sr. and wife, Brenda L. Wiser by warranty deed from Robert Eugene Poston and wife Norma Williams Poston, of record in Book 4653, Page 8, Register's Office for Davidson County, Tennessee.

Brenda L. Wiser having predeceased Gary Wendell Wiser, Sr. and the two of them having owned said property as Tenants By the Entirety, Gary Wendell Wiser, Sr. is the sole owner of said property.

The conveyance is made subject to restrictions of record in Book 2706, page 323, and to easements, setback lines, conditions of owner's certificate, etc., as shown on Plan of record in Book 2330, page 136, said Register's Office.

1. Stormwater Detention Agreement of record as Instrument No. 20050603-0062976 in said Register's Office.
2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as **3908 East Ridge Drive, Nashville, TN 37211.**

WITNESS MY HAND this the 17th day of September, 2019.

Gary Wendell Wiser, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **Gary Wendell Wiser, Sr.,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 17th day of September, 2019.



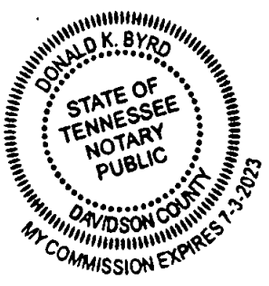
NOTARY PUBLIC
My Commission Expires: 7-3-23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 17th day of September, 2019.



NOTARY PUBLIC
My Commission Expires: 7-3-23