# QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-.

Peter A. Wahlers
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 27 day of DECEMBER, 2019

NOTARY PUBLIC
My Commission Expires: 03/03/2020

JOHNSTON ELLIS III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 335677 DEEDQC
12/27/2019 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191227-0133890

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| PETER A. WAHLERS & ABIGAIL L. WAHLERS<br>3135 Lakeland Dr.<br>Nashville, Tennessee 37214 | New Owner | 096 11 0 / 109.00 |

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by PETER A. WAHLERS, and my daughter, ABIGAIL L. WAHLERS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **WILLARD W. DICKERSON, III**, a married man, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest, equitable and otherwise unto:

**PETER A. WAHLERS**, and wife, **ABIGAIL L. WAHLERS**, the GRANTEES herein, their heirs and assigns, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 923 on the Map of Cloverhill, Section XI, as of record in Book 2663, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 923 fronts 260.2 feet on the Southerly side of Lakeland Drive and extends back 190.6 feet more or less on the Westerly line and 150.4 feet more or less on the Easterly line, to the center of McCrory Creek, measuring 210 feet more or less.

Being all the same property conveyed to Peter A. Wahlers, and wife Abigail L. Wahlers, and, Willard W. Dickerson, III, un-married, J.T.R.O.S., by deed from Robert A. Pauley and Robert G. Nemer of record as Instrument #20161117-0121154, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2019, Deed of Trust of Record as Instrument #20161117-012115.

This is improved property known as: 3135 Lakeland Dr., Nashville, TN 37214.

Grantor herein makes oath that the property conveyed herein has never been his principal residence nor the residence of his spouse or any dependant, and this transfer is not made to defeat the rights of any third party.

Witness our hands this 27th day of DECEMBER, 2019.

WILLARD W. DICKERSON, III

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named WILLARD W. DICKERSON, III the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 27th day of Dec, 2019.

NOTARY PUBLIC

My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**********

# QUITCLAIM DEED

From:
WILLARD W. DICKERSON, III

To: PETER A. WAHLERS,
and wife,
ABIGAIL L. WAHLERS,

**Property:**
**3135 Lakeland Dr.**
**Nashville, TN. 37214**

20191227013389O

**This Instrument was Prepared by:**

**Leroy Johnston Ellis IV**
**Attorney at Law**

**3844 Old Hickory Blvd.**
**Old Hickory Tennessee 37138**
**(615) 847-2000**

www.ljelaw.com

# CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Anisha Lala the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Anisha Lala
NOTARY PUBLIC

My Commission Expires: 07-09-22

ANISHA LALA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com