Karen Johnson Davidson County
Batch# 393392 DEEDQC
04/29/2020 11:48:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200429-0044793

After Recording Return to:

Prepared: P. DeSantis. Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

ALAMO TITLE COMPANY
GF 6000032000281-AQ

Map & Parcel:
049 00 0 147.00

QUITCLAIM DEED

[this deed is being executed to remove a deceased joint owner from title]

New Owner/ Property Being Conveyed
David J. Wells
Carole S. Wells
3460 Knight Drive
Whites Creek, TN 37189

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 6 day of April, 2020, between DAVID J. WELLS, individually and surviving joint tenant of Donald S. Tesdell, Deceased and CAROLE S. WELLS, individually and surviving spouse and joint tenant of Donald S. Tesdell, Deceased, residing at 3460 Knight Drive, Whites Creek, TN 37189, collectively hereinafter referred to as "**Party of the First Part**" and DAVID J. WELLS, an unmarried man, and CAROLE S. WELLS, an unmarried woman, as joint tenants with right of survivorship, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 12TH, FORMERLY THE 21ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOT NO. 1 ON THE PLAN OF THE H. B. AND H. D. KNIGHT PROPERTY, AS OF RECORD IN BOOK 974, PAGE 95, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED PARTLY ACCORDING TO A SURVEY MADE BY J. R. SCOTT, SURVEYOR, APRIL 14, 1958 AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF KNIGHT ROAD, FORMERLY EWINGS ROAD, AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO N. L. KNIGHT

BY DEED FROM H. B. KNIGHT, ET AL. OF RECORD IN BOOK 1118, PAGE 97, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTHERN BOUNDARY LINE OF SAID L. KNIGHT PROPERTY WESTERLY A DISTANCE OF 1195 FEET TO N. L. KNIGHTS SOUTHWEST CORNER, SAID POINT BEING IN THE EASTERN BOUNDARY LINE OF THE R. E. BOYD PROPERTY: THENCE WITH SAID LINE SOUTH 17-3/4 DEGREES EAST A DISTANCE OF 330 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO CARL CHANDLER AND WIFE BY DEED FROM JOHN H. DAVIDSON AND WIFE OF RECORD IN BOOK 2808, PAGE 161 SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERN BOUNDARY LINE OF SAID CHANDLER PROPERTY EASTERLY A DISTANCE OF 1050 FEET, MORE OR LESS, TO THE CENTER OF SAID KNIGHT ROAD AND CHANDLER'S NORTHEAST CORNER; THENCE WITH THE CENTER OF SAID ROAD NORTH 1-1/2 DEGREES EAST A DISTANCE OF 313.5, MORE OR LESS, TO THE POINT OF BEGINNING, SAID TO CONTAIN 7 AND ONE-HALF ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED REAL PROPERTY:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF A TRACT OF LAND RECORDED BOOK 2801, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A SURVEY MADE BY RICHARD B. ORNOBUARDRO, ENGINEER DATED JULY 28, 1969, AS FOLLOWS: BEGINNING AT A POINT 1200 FEET NORTH OF GREEN LANE IN THE WESTERLY MARGIN OF KNIGHT ROAD; THENCE SOUTH 85 DEGREES 40 MINUTES FAST A DISTANCE OF 1078 FEET, MORE OR LESS, TO A ROCK WALL; THENCE ALONG A SAID ROCK WALL, NORTH 17 DEGREES 45 MINUTES WEST A DISTANCE OF 161.9 FEET TO A POINT IN SAID ROCK WALL; THENCE NORTH 85 DEGREES 40 MINUTES EAST A DISTANCE OF 1134 FEET TO A POINT IN THE WESTERLY MARGIN OF KNIGHT ROAD: THENCE ALONG SAID KNIGHT ROAD 02 DEGREES 30 MINUTES SOUTH A DISTANCE OF 158.7 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING KNOWN AS MAP/PARCEL 1049-00-0-147 AND CURRENTLY ASSESSED AS CONTAINING 4.13 ACRES, MORE OR LESS.

AND FURTHER SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO DAVID J. WELLS, UNMARRIED, AND DONALD S. TESDELL AND CAROLE S. WELLS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM SARAH R. BELLOS AND DAVID T. KERNS, WIFE AND HUSBAND BY WARRANTY DEED RECORDED DECEMBER 6, 2018 IN INSTRUMENT NO. 20181206-0119196 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

DONALD S. TESDELL, DEPARTED THIS LIFE ON SEPTEMBER 20, 2019.

PROPERTY ADDRESS: 3460 Knight Drive, Whites Creek, TN 37189
The legal description was provided by agent for grantor.

Signature pages to follow.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

DAVID J. WELLS, individually and surviving joint tenant of Donald S. Tesdell, Deceased

CAROLE S. WELLS, individually and surviving spouse and joint tenant of Donald S. Tesdell, Deceased

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

On this 6 day of April, 2020, before me personally appeared DAVID J. WELLS, individually and surviving joint tenant of Donald S. Tesdell, Deceased and ~~CAROLE S. WELLS~~ CP individually and surviving spouse and joint tenant of Donald S. Tesdell, Deceased to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

CHRISTOPHER PETERSEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: Nov 8 2022

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00.

DAVID J. WELLS, individually and surviving joint tenant of Donald S. Tesdell, Deceased

CAROLE S. WELLS, individually and surviving spouse and joint tenant of Donald S. Tesdell, Deceased

Subscribed and sworn to before me this 6 day of April, 2020.

NOTARY PUBLIC

My Commission Expires: Nov 8 2022

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

CHRISTOPHER PETERSEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

LOUISIANA NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

State of Louisiana
Parish of Tangipahoa

On this 8th day of April, 2020, before me personally appeared Carole S. Wells [name(s) of person(s) acknowledged], to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he (or they) executed it as his (or their) free act and deed.

LOUIS G. DUTEL, III
LOUISIANA NOTARY PUBLIC
My Comm Exp. with Life
PARISH OF ST. TAMMANY

[Signature of notarial officer]
Louis G Dutel III
[Title (and Rank)]
Notary ID Number: 66415, or
Attorney Bar Roll Number: _____

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LOUISIANA NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

State of Louisiana
Parish of Tangipahoa

On this 8th day of April, 2020, before me personally appeared Carole S. Wells [name(s) of person(s) acknowledged], to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he (or they) executed it as his (or their) free act and deed.



[Signature of notarial officer]

Louis G Dutel III
[Title (and Rank)]

Notary ID Number: 66415, or
Attorney Bar Roll Number: _____

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Certificate of Authenticity

I, SAMANTHA L. BRILES, 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.

Signature

State of Texas

County of Tarrant

Personally appeared before me, Yacorsha Smith, a notary public for this county and state, Samantha L. Briles who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Yacorsha Smith

Notary's Signature

My Commission Expires: July 28, 2021

Notary's Seal (If on paper)

YACORSHA SMITH
Notary ID #131227242
My Commission Expires
July 28, 2021