Karen Johnson Davidson County
Batch# 404408 DEEDQC
05/21/2020 03:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200521-0053196

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
David B. Wilson 1423 Stratton Avenue Nashville, TN 37206	New Owner	083-05-0-294.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **K&D Werks, LLC, a Tennessee Limited Liability Company,** by these presents does hereby quitclaim and convey unto **David B. Wilson, an unmarried man,** his/her/their heirs, successors and assigns, his/her/their/its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of F.O. Beasley Addition to East Nashville of record in Plat Book 57, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to K & D Werks, LLC a Tennessee Limited Liability Company by Warranty deed from Michael Corbett, unmarried of record in Instrument No. 20140421-0032926 Register's Office for Davidson County, Tennessee, dated April 18, 2014 and recorded on April 21, 2014.

Being also known as 1202 Stratton Avenue Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 15th day of May, 2020.

Affiant

My commission expires:
(Affix Seal)

5-2-22

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 15th day of May, 2020.

K&D Werks, LLC, a Tennessee Limited Liability Company

By:_____
Name: Kortney M. Wilson
Title: Member

By:_____
Name: David B. Wilson
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kortney M. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member of K&D Werks, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2020.

_____
Notary Public

My Commission Expires: 5-2-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David B. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of K&D Werks, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2020.

_____
Notary Public

My Commission Expires: 5-2-22

202005210053196

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022