Karen Johnson Davidson County
Batch# 410727 DEEDQC
06/05/2020 07:52:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200605-0057710

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $-0-. Affiant Subscribed and sworn to before me, this 28th day of May, 2020. Notary Public My commission expires: OCT 2 0 2020 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Kevin A. Criswell, Esq.
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., SUITE A
CLARKSVILLE, TN 37043

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dennis Ray Wylie & Lydia Odetta Wylie, Trustees	**NEW OWNER**	**07003003500**
4914 Apricot Ct.		
Castro Valley, CA 94546		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Dennis Wylie and Lydia Odetta Wylie,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Dennis Ray Wylie and Lydia Odetta Wylie, Trustees of the Wylie Family Trust dated June 28, 2000,** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Haynes View, a plat of which is of record in Plat Book 3700, page 71, Register's office for said County, two which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dennis Wylie by Warranty Deed from Reginald Coopwood, dated October 12, 2011, of record in Instrument No. 20111018-0080964, Register's Office for Davidson County, Tennessee. Lydia Odetta Wylie is joining in this conveyance to convey any interest she may have in subject property, whether marital or otherwise.

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This is improved property commonly known as 2501 Walker Ln., Nashville, TN 37207

WITNESS my/our hands this 27 day of May, 2020.

Dennis Wylie

Lydia Odetta Wylie

STATE OF _____

COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Dennis Wylie**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of _____, 2020.

See Attached Acknowledgement

NOTARY PUBLIC

My Commission Expires: _____

STATE OF _____

COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Lydia Odetta Wylie**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of _____, 2020.

See Attached Acknowledgement

NOTARY PUBLIC

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of: **California**
County Of: **Alameda**

On May 27, **2020** before me, **Tori Edwards** , Notary Public, personally appeared, Lydia Odetta Wylie who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that she/~~he/they~~ executed the same in her/~~his/their~~ authorized capacity~~(ies)~~, and that by her/~~his/their~~ signature~~(s)~~ on the instrument the person~~(s),~~ or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: **Tori Edwards**

TORI EDWARDS
COMM. # 2313261
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
Commission Expires NOV 22, 2023

Seal

Title of Document: Quitclaim Deed

Total Number of Pages including Attachment: 3

Notary Commission Expiration Date: Nov. 22, 2023

Notary Commission Number: 2313261

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WITNESS my hand and official seal.

T Edwards
Signature: **Tori Edwards**

TORI EDWARDS
COMM. # 2313261
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
Commission Expires NOV 22, 2023

Seal

Title of Document: Quitclaim Deed

Total Number of Pages including Attachment: 4

Notary Commission Expiration Date: Nov. 22, 2023

Notary Commission Number: 2313261

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

