QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Tracy V. Wermager
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF June, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Karen Johnson Davidson County
Batch# 410768 DEEDQC
06/05/2020 08:40:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200605-0057765

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tracy Wermager	**Tracy Wermager**	
(NAME)	(NAME)	
2710 Bobby Avenue	**2710 Bobby Avenue**	**072-08-0-166.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, Maria Louisa Gallegos and Lyle G. Wermager, wife and husband, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Tracy Wermager, a 10% undivided interest and Maria Louisa Gallegos and Lyle G. Wermager, wife and husband, a 90% undivided interest, as tenants in common, hereinafter called the Grantee(s), their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Happy Valley, Section "C" of said map being according to a survey made by Z.J. Wilkinson, Surveyor, Feb. 7, 1947, unrecorded. Said Lot No. 38 is described as follows:

Beginning on the southerly margin of Bobby Avenue at a point 25 feet east of the easterly margin of Cooper Lane; thence with the said avenue eastwardly 75 feet to the corner of Lots Nos. 38 and 39; thence with the line between said two lots southwardly 140 feet; thence Westwardly 75 feet to a point 25 feet east of the easterly margin of Cooper Lane; thence parallel with said Lane Northwardly 140 feet to the point of beginning.

Being the same property conveyed to Maria Louisa Gallegos and Lyle G. Wermager, wife and husband, by Warranty Deed of record in Instrument Number 20160630-0066797, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2710 Bobby Avenue , Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 2nd day of June, 20 20

Maria Luisa Gallegos

Maria Louisa Gallegos

Lyle G. Wermager

Lyle G. Wermager

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Maria Louisa Gallegos**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of June, 2020.

Notary Public

My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lyle G. Wermager**, the within named bargainors, 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.

Witness my hand and official seal, this the 2nd day of June, 2020.

Notary Public

My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212