This instrument prepared by:
Mount Juliet Legal, PLLC
1000 Pleasant Grove Place
Suite 200
Mount Juliet, TN 37122
615-758-4426

Karen Johnson Davidson County
Batch# 413331 DEEDQC
06/10/2020 03:47:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200610-0059596

Send tax bills to:
H. Wilson Welshans
490 Plantation Boulevard
Lebanon, TN 37087

Map & Parcel: 04112001602

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related, matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Mount Juliet Legal, PLLC shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal, and/or tax related counsel.

QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, **Myrna J. Welshans** has bargained and sold, and does hereby transfer, convey, remise, release and forever quitclaim unto **H. Wilson Welshans**, his heirs and assigns, all right, title and interest in and to the following described property to-wit:

Land located in the 12th Civil District of Davidson County, Tennessee, and being further described as follows:

TRACT 1:
Being Lot No. 4 of the replatting of Tract No. 7, marked "Reserved for Commercial," of record in Book 2133, Page 125, Register's Office of Davidson County, Tennessee, being designated as Job No. 139-64, dated April 30, 1964, by Hickerson-Hickerson, Engineers, unrecorded, as follows:

Beginning at a point 225.0 feet east along the northerly margin of Darbytown Drive, from the common corner in the northerly margin of Darbytown Drive of Lot No. 12 and lot Commercial No. 7; thence along the northerly margin of Darbytown Drive, in an easterly direction, a distance of 121.9 feet to a point; thence still along the northerly margin of Darbytown Drive, South 78° 16' East a distance of 65.3 feet to a point; thence in an arc in a northerly direction of 39.0 feet to a point in the westerly margin of Dickerson Road; thence along the

westerly margin of Dickerson Road in a northerly direction, a distance of 75 feet to a point; thence North 83° 00' West a distance of 222.5 feet to a point; thence South 4° 36' West a distance of 90 feet to the point of beginning.

TRACT 2:
Being Lot No. 3 of the Replatting of a tract marked "Reserved for Commercial No. 7," as shown on the plan of Bellshire Estates, Section I, of record in Book 2133, Page 125, Register's Office of Davidson County, Tennessee, described according to a survey of Hickerson & Hickerson, Engineers, Job No. 139-64, dated April 30, 1964, as follows:

Beginning at a point in the westerly margin of Dickerson Pike, the same being the common corner of Lots No. 3 and 4 on said survey; thence North 83° 00' West with the common line between Lots No. 3 and 4, 222.5 feet to a point; thence North 4° 36' East 100 feet to a point; thence South 83° 25' East 234.4 feet to a point in the westerly margin of Dickerson Pike; thence Southwardly with the westerly margin of Dickerson Pike 100 feet to the point of beginning.

Being the same property conveyed to H. Wilson Welshans and wife, Myrna J. Welshans by Deed Creating Tenancy by the Entirety dated December 31, 2013 of record in Instrument No. 20140102-0001353, Register's Office of Davidson County, Tennessee. Reference is further made to deed of record in Instrument No. 20140106-0001352, Register's Office of Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations and encumbrances as may affect the premises.

WITNESS my hand on this the 10th day of June 2020.

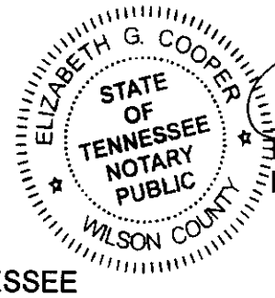
Myrna J. Welshans

[Acknowledgments on following page.]

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Myrna J. Welshans**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of June 2020.



NOTARY PUBLIC
My commission expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF WILSON

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

This transfer of an interest in real estate is exempt from transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(E) in that the purpose of the conveyance is an adjustment of property rights between divorcing parties.

AFFIANT

Subscribed and sworn to before me this the 10th day of June 2020.

NOTARY PUBLIC
My Commission Expires: 9/22/2020

