This instrument was prepared by:
Jacqueline B. Dixon
Weatherly, McNally & Dixon, PLC
424 Church Street
Suite 2260 Fifth Third Center
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 427295 DEEDQC
06/26/2020 03:36:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200626-0069643

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Lee Ann Wynegar 5813 Maxon Avenue Nashville, TN 37209	Same	091-10-0-292.00

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Wade R. Elder

SWORN TO AND SUBSCRIBED before me this 26th day of JUNE 2020.

JANET L. FLINT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Janet L Flint
NOTARY PUBLIC
My Commission Expires: 7-5-21

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered on December 18, 2019, in the Third Circuit Court for Davidson County, Tennessee, in the case of *Lee Ann Wynegar Elder v. Wade Robert Elder*, Docket Number 18D1958, Wade R. Elder has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Lee Ann Wynegar, her heirs, successors, and assigns, all his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot 1 on the plan of Evans Resubdivision of Lot "C" Block 13 of B.F. Cockrill Farm, of record in Book 4660, page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning at a concrete monument in the southwesterly margin of Maxon Street, at the common front corner of Lots 1 and 2; thence with the line between said two lots southwesterly 193.70 feet to an iron pin; thence easterly 52.03 feet to an iron pin the northwesterly margin of Snyder Street; thence with the margin of the same northeasterly 157.84 feet to an iron pin at the beginning of a curve to the left having a radius of 25 feet; thence around said curve 39.43 feet to an iron pin in the southwesterly margin of Maxon Street; thence with the margin of the same northwesterly 24.84 feet to the point of beginning.

Being the same property conveyed to Wade Elder and Lee Elder, husband and wife, fifty percent (50%) interest as tenants in common and Equity Trust Company Custodian FBO James Roberts fifty percent (50%) interest as tenant in common, by Matthew K. Haggard, a single person, by Warranty Deed dated February 4, 2018.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID 091-10-0-292.00

This is improved property known as: 5801 Maxon Avenue, Nashville, Tennessee 37209.

Wade R. Elder

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, JANET L. FLINT, a Notary Public in and for said County and State, the within named Wade R. Elder, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 26th day of JUNE, 2020.

JANET L. FLINT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

NOTARY PUBLIC
My Commission Expires: 7-5-21

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.