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# 436623 DEEDQC
07/13/2020 01:08:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200713-0076346

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Lee Ann Wynegar 5813 Maxon Avenue Nashville, TN 37209	Same	0117-3/141.00 CO

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
NOTARY PUBLIC
TENNESSEE
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 f/n/a Lee Ann Wynegar Elder, 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:

Land in Davidson County, Tennessee, being Unit No. I-14, on the Revised Plat of Villager Condominium, of record in Book 5200, page 201, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Lee A. Wynegar, unmarried, by Warranty Deed dated February 26, 1999.

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.

This is improved property known as: 2601 Hillsboro Road, Unit I-14, Nashville, Tennessee 37214.

Witness my hand, this 26th day of June 2020.

Wade Robert 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 Robert 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.