Karen Johnson Davidson County
Batch# 437621 DEEDQC
07/15/2020 09:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200715-0077203

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Lockeland Law Group, PLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
David B. Wilson 1202 Stratton Avenue Nashville, TN 37206	New Owner	082-08-0-272.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **K&D Werks, LLC, a Tennessee Limited Liability Company,** by these presents does hereby quitclaim and convey unto **David B. Wilson, an unmarried man,** his/her/their heirs, successors and assigns, his/her/their/its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of F.O. Beasleys Subdivision of the Vaughn Tract of record in Plat Book 2, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dave Wilson, a married person by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2007-1 Novastar Home Equity Loan Asset-Backed Certificates, Series 2007-1 of record in Instrument No. 20130923-0099754 Register's Office for Davidson County, Tennessee, dated September 13, 2013 and recorded on September 23, 2013.

Being the same property conveyed to K&D Werks, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Dave Wilson, a married person of record in Instrument No. 20141010-0094138 Register's Office for Davidson County, Tennessee, dated September 16, 2014 and recorded on October 10, 2014.

Being also known as 620 McFerrin Avenue, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
6TH day of July, 2020.

Meredith Mary
Affiant

Notary Public

My commission expires: (Affix seal)

ANN MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6th day of July, 2020.

K&D Werks, LLC, a Tennessee Limited Liability Company

By:_____
Name: Kortney M. Wilson
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kortney M. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of K&D Werks, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of July, 2020.

_____
Notary Public

My Commission Expires: 5-2-22



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

