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# 438450 DEEDQC
07/16/2020 08:18:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200716-0077737

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Lee Ann Wynegar 5813 Maxon Avenue Nashville, TN 37209	Same	91-10-289.00

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2021

Wade Robert Elder

SWORN TO AND SUBSCRIBED before me this 16th day of July 2020.

NOTARY PUBLIC
My Commission Expires: 9/7/21

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:

Land in Davidson County, Tennessee, being part of Block "D" on the map of Holman Heights, Vernon and Lovell's Subdivision Blocks 13 to 17, inclusive of the H.F. Cockrill Farm as of record in Book 332, Page 7, Register's Office for Davidson County, Tennessee, and described according to survey made by John Kohl, Surveyor dated September 20,

1996, as follows: Beginning at a spike in the center of Maxon Avenue at the Northeast corner of the property conveyed to Mildred Woodard Thompson and husband, by deed from Robert L. Ray and wife, of record in Book 1725, Page 75, thence with Thompson's Easterly line, South 20 degrees 40 minutes West 170 feet; thence East 80 feet, thence North 20 degrees 40 minutes East 170 feet to the center of Maxon Avenue; thence with the center of said Avenue North 69 degrees West 80 feet to the beginning.

Being the same property conveyed to Lee Ann Wynegar, A Married Woman, by Lisa Renee Coe, unmarried, by Warranty Deed dated August 10, 2005.

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 91-10-289.00

This is improved property known as: 5813 Maxon Avenue, Nashville, Tennessee 37209.

K Wade Robert Elder

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, Erica Scherle, 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 16th day of July, 2020.

ERICA SCHERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

NOTARY PUBLIC
My Commission Expires: 9/7/21

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.