Karen Johnson Davidson County
Batch# 455171 DEEDQC
08/12/2020 10:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200812-0089856

THIS INSTRUMENT PREPARED BY:
Jennifer Bradford
ELEVATED TITLE COMPANY

~~After Recording Please Return To:~~
Elevated Title, LLC
1701 Barrett Lakes Blvd., Suite 260
Kennesaw, GA 30144

QUIT CLAIM DEED

Return To: After Recording Please Return To:
Elevated Title, LLC
1701 Barrett Lakes Blvd., Suite 260
Kennesaw, GA 30144

New Owner(S) Address &
Mail Tax Statements To:
James W. Wells Sr. and Belinda F. Wells
211 Rosehill Drive
Goodlettsville, TN 37072

Property Tax ID#:
File #: LTC LTN20114009

JW BW
*James W. Wells who acquired title as

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We,*JAMES W. WELLS, SR. AND BELINDA F. WELLS, HUSBAND AND WIFE ,, as Grantors, hereby convey all rights, titles and interests that we may have in to **James W. Wells and Belinda F. Wells, husband and wife,** , as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

Parcel ID: 025-08-0-004.00
Property Address: 211 Rosehill Drive, Goodlettsville, TN 37072

Prior Deed recorded May 1, 2017 as Instrument 20170501-0042478, Davidson County Court Clerk's Office.

Witness our hands this the ____ day of 07-16, 2020.

James W. Wells

Belinda F. Wells

STATE OF TENNESSEE }

COUNTY OF **Davidson**}

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, James W. Wells & Belinda F. Wells,, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

SHEILA D EWING-AGNEW STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Witness my hand and official seal this the 16th day of July, 2020.

Sheila D. Ewing-Agnew
Notary Public
My Commission expires: 3.23.2021

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

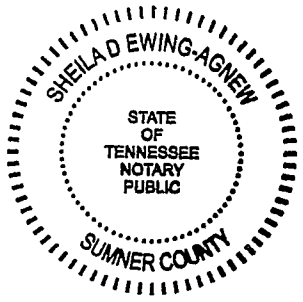
James W. Wells

Belinda F. Wells

Subscribed and sworn to before me this the 16th day of July, 2020.

Sheila D. Ewing-Agnew
Notary
My Commission expires: 3.23.2021

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.



True Copy Certification

I, Benjamin D. Farrar, Esq., 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 Georgia

County of Cobb

Personally appeared before me, Cherylene Warner, a notary public for this county and state, Benjamin D. Farrar, 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: 9/13/2020

Notary' Seal (if on paper)

OFFICIAL SEAL
CHERYLENE WARNER
Notary Public, Georgia
COBB COUNTY
My Commission Expires
SEPTEMBER 13, 2020

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 88 ON THE PLAN OF SECTION ONE, RANCHWOOD ESTATES OF RECORD IN PLAT BOOK 2900, PAGE 125, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
SAID LOT NO 88 FRONTS 160 FEET ON THE NORTHERLY SIDE OF ROSEHILL DRIVE AND RUNS BACK BETWEEN LINES. 278.5 FEET ON THE EASTERLY LINE AND 200 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR UPON WHICH IT MEASURES 189.2 FEET THEREON.