Karen Johnson Davidson County
Batch# 471107 DEEDQC
09/08/2020 09:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200908-0101659

AFTER RECORDING RETURN TO:
WFG Lender Services
2625 Townsgate Rd. #101
Westlake Village, CA 91361
File No. 1583183TN

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 096 06 0 213.00

RECORDATION REQUESTED BY:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, California 91361

QUIT CLAIM DEED

THIS DEED made and entered into on this 15 day of July, 2020, by and between **Tiffani Wassell, a married man who acquired title as unmarried, joined in execution by his spouse, Andrew Wooster,** a mailing address of 506 Cottonwood Dr, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Tiffani Wassell and Andrew Wooster, wife and husband**, a mailing address of 506 Cottonwood Dr, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 506 Cottonwood Dr, Nashville, TN 37214

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 200709130109847, recorded on 09/13/2007 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Tiffani Wassell

Andrew Wooster

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Tiffani Wassell and Andrew Wooster**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 15 day of July, 2020.

Notary Public, Cynthia Sharp
My Commission expires: 03/31/2021

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Affiant

STATE OF Tennessee
COUNTY OF Wilson

Sworn to before me this 15 day of July, 2020

Notary Public, Cynthia Sharp
My Commission Expires: 03/31/2021

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name and address for person(s) responsible for taxes:

Tiffani Wassell and Andrew Wooster
506 Cottonwood Dr
Nashville, TN 37214

Name and address of property owner:

Tiffani Wassell and Andrew Wooster
506 Cottonwood Dr
Nashville, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 215, ON THE PLAN OF CLOVERHILL, SECTION NO. IV, OF RECORD IN BOOK 2133, PAGE 62, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO Tiffani Wassell, unmarried BY DEED FROM David Lockett, unmarried DATED September 6, 2007 AND RECORDED September 13, 2007 UNDER 200709130109847 OF THE Davidson COUNTY, TN RECORDER'S OFFICE.

APN: 096 06 0 213.00

PROPERTY COMMONLY KNOWN AS: 506 COTTONWOOD DR, NASHVILLE, TN 37214

Tennessee Certification of Electronic Document

I, Autumn R Carnegie, 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.

Signer's Name

Signature

State of PA

County of Allegheny

Personally appeared before me, Tina Darick, a notary public for this county and state, Autumn R Carnegie, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: 2/10/2021

NOTARY'S SEAL

COMMONWEALTH OF ...
NOTARIAL SEAL
TINA M DARICK
Notary Public
FINDLEY TWP. ALLEGHENY COUNTY
My Commission Expires Feb 10 2021

NOTARIAL SEAL
TINA M DARICK
Notary Public
FINDLEY TWP. ALLEGHENY COUNTY
My Commission Expires Feb 10 2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731