This instrument prepared by:
First American Title Attn: Recording Team
4795 Regent Blvd
Irving, Texas 75063
(866) 264-7799

File No.: **1062940LV**

Karen Johnson Davidson County
Batch# 483875 DEEDQC
09/28/2020 08:49:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200928-0110853

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 02/27/2020, by and between , **VINCENT PATRICK WYATT**, party of the first part, and , **JAMIE WYATT, A SINGLE WOMAN** , party of the second part.

WITNESSETH: That for and in consideration of **Ten Dollars ($10.00)** cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **NASHVILLE**, County of **DAVIDSON**, State of **TENNESSEE** and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **WARRANTY DEED** Deed of record in: Book **N/A**, Page No. **N/A** or Instrument No.: **20120103-0000240** in said Registor's office.

X The property is improved with an address of: **6429 RIVERPLACE DR, NASHVILLE, Tennessee 37221**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

VINCENT PATRICK WYATT

STATE OF **TENNESSEE**

COUNTY OF Davidson

Personally appeared before me, Ashley Mondelli (name of notary public), , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this February 27, 2020.

Ashley Leighann Mondelli

Notary Public

My Commission Expires: 9/6/22

ASHLEY LEIGHANN MONDELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **TENNESSEE**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**Exempt per T.C.A. 67-4-409(a)(3)(E);** .

Affiant

Subscribed and sworn to before me this the February 27, 2020

Ashley Leighann Mondelli

Notary Public

My Commission Expires: 9/6/22

ASHLEY LEIGHANN MONDELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
126-16-0A-033.00-C

NAME AND ADDRESS OF A PROPERTY OWNER:
JAMIE WYATT
6429 RIVERPLACE DR
NASHVILLE, TN 37221

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
JAMIE WYATT
6429 RIVERPLACE DR
NASHVILLE, TN 37221

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 33 ON THE PLAN OF RIVERWALK, PHASE 1-A, SECTION 1 AND PHASE 1-B, SECTION 1, OF RECORD AS INSTRUMENT NO. 20011026-0117231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

APN #: 126-16-0A-033.00-C

Being all of that certain property conveyed to JAMIE WYATT, A MARRIED WOMAN from MICHAEL A. SCHOMMER AND WIFE, REBECCA W. SCHOMMER, by deed dated 12/27/2011 and recorded 01/03/2012 in Instrument Number 20120103-0000240 of official records.

True Copy Certification

I, Allyn Morgan, 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 _____
Allyn Morgan

State of Texas,

Count of Dallas,

Personally appeared before me, Kayla mcqueery, notary public for this county and state, appeared allyn morgan 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: 6/27/2021

Notary Seal

KAYLA L. MCQUEARY
Notary Public, State of Texas
Comm. Expires 06-27-2021
Notary ID 129432363