Karen Johnson Davidson County
Batch# 484530 DEEDQC
09/28/2020 11:35:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200928-0111212

Commitment Number: 20NL63218

After Recording, Return To:
~~Nations Lending Services~~ WWR, Inc.
9801 Legler Road
Lenexa, KS 66219

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Richard Paul Wessels, 3880 Priest Lake Dr., Apt 96, Nashville, TN 372174659

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
136 03 0B 051.00 20WR35995

QUITCLAIM DEED

Richard Paul Wessels, who took title as an unmarried individual but who is now married, hereinafter grantor, whose tax-mailing address is **3880 Priest Lake Dr., Unit 96, Nashville, TN 37217-4659**, WITHOUT consideration paid, grants and quitclaims to **Richard Paul Wessels**, married, hereinafter grantee, whose tax mailing address is **3880 Priest Lake Dr., Unit 96, Nashville, TN 37217-4659**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, towit: A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 96, Building No. 24, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131 and rerecorded in Book 4675, Page 145, Register's Office for said County, to which reference is hereby made. Subject to all easements, reservations, covenants, conditions, agreements of record if any.

DERIVATION CLAUSE

Being the same property conveyed to Richard Paul Wessels, an unmarried individual by WARRANTY from Keith B. Harris and wife, Rebecca Harris as recorded 09/29/2017 as Document 201709290099802. Commonly Known As: 3880 Priest Lake Dr Unit 96, Nashville, TN 37217 Tax ID: 136 03 0B 051.00
Property Address is: 3880 Priest Lake Dr., ~~Apt~~ Unit 96, Nashville, TN 372174659

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 8th September, 2020:

Richard Paul Wessels

STATE OF Tennessee COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 8th September, 2020 by **Richard Paul Wessels** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

James A. Farley
Notary Public

JAMES A FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 8th day of September, 2020.

Affiant

RICHARD PAUL WESSELS
Print Name

JAMES A FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(Seal)

James A. Farley
Notary Public

My commission expires:

6-2-24

James A. Farley
Print Name

CTIC# _____