Karen Johnson Davidson County
Batch# 506403 DEEDQC
11/02/2020 08:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201102-0127469

This instrument was prepared by:
Jacqueline B. Dixon
Weatherly, McNally & Dixon, PLC
424 Church Street
Suite 2260 Fifth Third Center
Nashville, TN 37219

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Wade R. Elder 9017 Poplar Creek Road Nashville, TN 37221	Same	09110022800

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

Lee Ann Wynegar

EMILY KERINUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

SWORN TO AND SUBSCRIBED before me this 26 day of June 2020.

NOTARY PUBLIC
My Commission Expires: 3/6/2024

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, Lee Ann Wynegar Elder has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Wade R. Elder, his heirs, successors, and assigns, all her 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 THE SOUTHWESTERLY PART OF BLOCK "E" ON THE MAP OF HOLMAN HEIGHTS, VERNON AND LOVELL'S SUBDIVISION OF BLOCK NOS. 13, 14, 15, AND 17 OF THE B. F. COCKRILL FARM, AS OF RECORD IN BOOK 332, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY,

DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF NICHOLS STREET AT THE INTERSECTION WITH THE CENTER OF MAXON STREET; THENCE WITH THE CENTER OF NICHOLS STREET, NORTHWARDLY 77 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO MARY B. TINSLEY BY DEED FROM PAUL STEWART AND WIFE, OF RECORD IN BOOK 1157, PAGE 432, SAID REGISTER'S OFFICE; THENCE WITH SAID TINSLEY'S SOUTHERLY LINE, EASTWARDLY 150 FEET, AND CONTINUING IN THE SAME DIRECTION 20 FEET, IN ALL 170 FEET; THENCE AT RIGHT ANGLES SOUTHWARDLY 77 FEET, MORE OR LESS, TO THE CENTER OF MAXON STREET; THENCE WITH THE CENTER OF SAID STREET, WESTWARDLY 170 FEET TO THE BEGINNING.

Being the same property conveyed to Lee Ann Wynegar Elder and Wade R. Elder, wife and husband as tenants by the entirety, by Lee Ann Wynegar Elder fka Lee Ann Wynegar and husband, Wade Elder, by Quitclaim Deed dated December 4, 2014. of Record in Instrument No. 20141229-0118255 Register's Office for Davidson County, Tennessee. 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 #09110022800

This is improved property known as: 5820 Maxon Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, Emily Kerinuk, a Notary Public in and for said County and State, the within named Lee Ann Wynegar Elder, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of June, 2020.

EMILY KERINUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

NOTARY PUBLIC
My Commission Expires: 3/6/2024

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.

True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022