File No.

# QUITCLAIM DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2020.

Notary Public

MY COMMISSION EXPIRES: 05-07-23

(AFFIX SEAL)

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 509164 DEEDQC
11/05/2020 09:56:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201105-0129646

**THIS INSTRUMENT WAS PREPARED BY**
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jack A. Wheeler | Same | MAP 147 |
| (NAME) 338 Wauford Drive | (NAME) | GROUP 05 0 |
| (ADDRESS) Nashville, Tennessee 37211 | (ADDRESS) | PARCEL 046.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Jack Arnold Wheeler, a widower and Delia Tietgens, married**

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jack A. Wheeler, a single man,**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 544 on the Plan of Caldwell Hall, Section 8 of record in Plat Book 3106, Page 39, Register's Office For said County, to which reference is made for a more complete description.

Being the same property conveyed to Jack A. Wheeler, a single man by deed from Jack Arnold Wheeler and Delia Tietgens dated October 26, 2020 and recorded in Instrument No. 20201105-0129645, said Register's Office.

Being the same property conveyed to Lettie G. Wheeler by Warranty Deed from Carolyn Wood and husband, William Wood, dated October 15, 1996 and filed of record in Book 10231, Page 971, in the Register's Office for Davidson County, Tennessee. Lettie G. Wheeler having since died, leaving Jack A. Wheeler sole owner.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

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.

This is improved property known as **338 Wauford Drive, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 26th day of October, 2020.

Jack Arnold Wheeler

Delia Tietgens

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jack Arnold Wheeler and Delia Tietgens, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2020.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Deed Disclaimers**

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

**File Number:** _____

**RETURN TO:**
**Michael J. Mills, Attorney at Law**
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027