Karen Johnson Davidson County
Batch# 552240 DEEDQC
01/12/2021 09:44:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210112-0005185

PREPARED BY/RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Gorden Akers PO Box 3648 Brentwood, TN 37024	New Owner
MAP PARCEL 146 -14 – 053.00	

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Wheelhouse Partners, LLC, by these presents quitclaims and conveys unto James Gorden Akers, married, his heirs and assigns, all of its rights, title, and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot No. 770 on the Plan of Caldwell Hall, Section XII, as of record in Plat Book 3300, page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wheelhouse Partners, LLC (as to a 50% interest) by Quitclaim Deed from James Gorden Akers dated August 3, 2018, of record in Instrument 20180806-0076821, Register's Office for Davidson County, Tennessee.

This is improved property known as 543 Richmar Drive, Nashville, TN 37211

WITNESS MY HAND on this the 6 day of January, 2021.

WHEELHOUSE PARTNERS, LLC

By: _____
M. Todd Jackson, Manager

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY, APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named M. Todd Jackson, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he is Manager of Wheelhouse Partners, LLC, and they he executed the foregoing instrument for the purposes therein contained on behalf of the LLC as his own free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6 day of January, 2021.

My commission expires: SUSAN HARVILLE TENNESSEE NOTARY PUBLIC My Comm Exp. June 26, 2022 COUNTY OF WILLIAMSON

Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6 day of January, 2021.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 6 day of January, 2021.

My commission expires: SUSAN HARVILLE TENNESSEE NOTARY PUBLIC My Comm Exp. June 26, 2022 COUNTY OF WILLIAMSON

Notary Public (Seal)