THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 655491 DEEDQC
06/11/2021 02:20:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210611-0079197

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409 *et seq.*

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of the following terms and their review and approval of the document(s) as drafted: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection or research was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is giver by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The parties must review the document(s) and rely on the counsel of their attorneys or other professional advisors regarding such matters.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gaylora Denice Wantiez, Trustee 482 Westcrest Drive Nashville, TN 37211	Same	161-02-61

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Gaylora Denice Wantiez**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Gaylora Denice Wantiez, Trustee, or her successors in interest, of the Gaylora Denice Wantiez Living Trust dated May 25, 2021, and any amendments thereto**, hereinafter called the Grantee, her successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

BEING **Lot No. 9**, on the Plan of McMurray Hills Subdivision, of record in Plat Book 3700, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gaylora Denice Wantiez by Warranty Deed from Gregory L. Adams and wife, Sheryl B. Adams, filed on 05/14/2003, at Instrument No. 20030514-0064971, Davidson County Register of Deeds.

This is property commonly known as 482 Westcrest Drive, Nashville, TN 37211.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

Witness my hand this 7 day of June, **2021**:

Gaylora Denice Wantiez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gaylora Denice Wantiez**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7 day of JUNE, **2021**:

Notary Public

My Commission Expires: 10/23/21

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7 DAY OF JUNE, **2021**:

Notary Public

My Commission Expires: 10/23/21

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY