Karen Johnson Davidson County
Batch# 657774 DEEDQC
06/16/2021 11:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210616-0081310

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
WaHa Investments, LLC 5709 Red Oak Drive Nashville, TN 37205	Synovus Bank 800 Shades Creek Pkwy, M5101 Birmingham, AL 35209	081-10-0-270.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Wendy Warren, a married woman***, by these presents does hereby quitclaim and convey unto **WaHa Real Investments, LLC, a Tennessee limited liability company**, its heirs, successors and assigns, all of her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 354 on the Plan of J.M., T.J. and G.W. Hardings Plan of record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to WaHa Real Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Jessie C. Smith, unmarried of record in Instrument No. 20180820-0082472 Register's Office for Davidson County, Tennessee, dated August 16, 2018 and recorded on August 20, 2018.

Being the same property conveyed to Wendy Warren, a married woman by Quitclaim deed from WaHa Real Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20190322-0026399 Register's Office for Davidson County, Tennessee, dated March 19, 2019 and recorded on March 22, 2019.

Being the same property conveyed to WaHa Real Investments, LLC, a Tennessee limited liability company by Quitclaim deed from Wendy Warren, a married woman of record in Instrument No. 20201222-0151998 Register's Office for Davidson County, Tennessee, dated December 19, 2020 and recorded on December 22, 2020.

Being the same property conveyed to Wendy Warren, a married woman, by Quitclaim deed from WaHa Real Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20210422-0053890 Register's Office for Davidson County, Tennessee, dated April 19, 2021 and recorded on April 22, 2021.

**** This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.***

Being also known as 1738 23rd Avenue North, Nashville, Tennessee 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 19th day of April, 2021.

Affiant

My commission expires: 5-3-21

(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 19th day of April, 2021.

Wendy Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Wendy Warren**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of April, 2021.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

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