THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Kelly Elrod
130 Wilson Pike Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 676895 DEEDQC
07/14/2021 02:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210714-0094881

File No.: 21-052538

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel
1809 Sprucewood Ln Nashville, TN 37211	1809 Sprucewood Ln Nashville, TN 37211	172-03-0A-186.00-CO

THIS INDENTURE made this 7 day of July 2021 between, W4WDS Properties, LLC, a Tennessee limited liability company, First Parties
and
Joel C. Wingard and Jennifer Wingard, husband and wife, Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No.104, on the Plan of Summit at the Woodlands Cluster Lot Subdivision of record in Plat at Instrument No. 20170724-0074740, 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 a portion of the same property conveyed to W4WDS Properties, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Woodlands Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171229-0132304 Register's Office for Davidson County, Tennessee, dated December 18, 2017 and recorded on December 29, 2017. (Value or consideration as shown in aforementioned deed $410,000.00.) Being also known as 1809 Sprucewood Ln Nashville, TN 37211.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 7 day of July, 2021.

W4WDS Properties, LLC

By: _____
Joel Wingard, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel Wingard, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 7 day of July 2021.

_____
Notary Public

My Commission Expires: 3/1/2025

CYNTHIA ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration of this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 7 day of July, 2021.

_____
Notary Public

My Commission Expires: 3/1/2025

CYNTHIA ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Kelly Greene Elrod, do hereby make this 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 TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Brianna Bartelsmeyer, a notary public for this county and state, Kelly Greene Elrod, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brianna Bartelsmeyer

Notary Public

My Commission Expires: 9-06-2022

Seal

