THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215
File 210434870

Karen Johnson Davidson County
Batch# 683446 **DEEDQC**
07/26/2021 10:53:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210726-0099754

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

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

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Derek Wells and Emily Rose Wells 122 Dellrose Drive Nashville, TN 37214	New Owner	084 14 0 147.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Michael Derek Wells and Emily Rose Eshuis, n/k/a Emily Rose Wells, tenancy by entirety,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Michael Derek Wells and Emily Rose Wells, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 4, Section Two, Donelson Meadows, as shown on the plat of the same of record in Plat Book 2133, Pages 100 and 101, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Derek Wells and Emily Rose Eshuis, tenancy by entirety, by Warranty Deed from Coley Grant Hinesley and Tara Hinesley, husband and wife, of record in Instrument No. 20170919-0096060, in the Register's Office of Davidson County, Tennessee, dated September 18, 2015 and recorded on September 19, 2017. Also see Scrivener's Affidavit recorded in Instrument No. 20180404-0031481, in the Register's Office for Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July 2021.

Michael Derek Wells

Emily Rose Wells

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Michael Derek Wells and Emily Rose Wells, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of July 2021.

Notary Public
My Commission Expires: _____

