Prepared By:

Name: Cole Law Group, P.C.
Address: 1648 Westgate Circle, Suite 301
Brentwood, Tennessee 37027

After Recording Return To:

Name: Cole Law Group, P.C.
Address: 1648 Westgate Circle, Suite 301
Brentwood, Tennessee 37027

Send Tax Bills To:

Steven James Wax
706 Courtland Avenue, Clarksville, Tennessee 37043

Karen Johnson Davidson County
Batch# 683499 DEEDQC
07/26/2021 11:45:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210726-0099865

Space Above This Line for Recorder's Use

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, THAT CHRISTIE HELLEN WAX ("Grantor"), FOR AND IN CONSIDERATION of the valuable and mutual covenants and agreements contained in the Marital Dissolution Agreement executed by Christie Hellen Wax and Steven James Wax on March 30, 2021, the receipt of which is hereby acknowledged, does hereby RELEASE, REMISE, QUITCLAIM and give unto STEVEN JAMES WAX ("Grantee"), whose address is 706 Courtland Avenue, Clarksville, Tennessee 37043, all of her right, title and interest, to the extent not already owned by Steven James Wax, in and to the following described real estate in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit 4 of Record at instrument No. 20170123-0007096, in Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property;

PARCEL IDENTIFICATION NO. 082120Q00400CO with a GIS map, pictures, and street view attached hereto;

BEING the same property conveyed to Christie Hellen Wax and husband Steven James Wax by Warranty Deed from Bryla Investments of record in Instrument No. 20170123-0007096 Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 5, 2020;

such that Steven James Wax shall now own in its entirety that real estate being commonly known as 210 North 9th Street, Unit 4, Nashville, Tennessee 37206. The new, sole property owner of 210 North 9th Street, Unit 4, Nashville, Tennessee 37206 shall be Steven James Wax. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN TESTIMONY WHEREOF I have hereunto set my hand this 7th day of June, 2021.

Christie Wax Steven J. Wax
Grantor's Signature

Christie Wax Steven Wax
Grantor's Printed Name

210 N 9th St. Unit 4
Address

Nashville, TN 37206
City, State & Zip

In Witness Whereof,

Witness's Signature

SYLVIA TENNANT
Witness's Name

600 CHURCH ST STE 210
Address

NASHVILLE, TN 37219
City, State & Zip

Linda Williamson
Witness's Signature

Linda Williamson
Witness's Name

500 Church St. Ste 210
Address

Nashville, TN 37219
City, State & Zip

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christie Wax & Steven Wax whose name(s) are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 7th day of June, 2021

TREVOR CLARK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/6/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, **Affiant**
Subscribed and sworn before me this the
24 **Day of** July, 2021.
A. Hayes, **Deputy Register**