Karen Johnson Davidson County
Batch# 704701 DEEDQC
08/25/2021 03:03:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210825-0115007

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 02/26/2025

KAREN BOSWELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/26/2025 DAVIDSON COUNTY

O-WF-21-7308

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wendy Ann Wright	**Wells Fargo Bank, N.A.**	
(NAME) **7308 Cavalier Rd**	(NAME) **2701 Wells Fargo Way**	**142-03-0-052.00**
(ADDRESS) **Nashville, TN, 37221**	(ADDRESS) **Minneapolis, MN, 55467**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wendy A. Wright, trustee of the Wendy A. Wright revocable trust, dated June 29, 2006,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wendy Ann Wright, a single lady,** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 322 on the Plan of Walnut Hill Manor, Section 1 of record in Plat Book 4460, Page 108, 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 Wendy A. Wright, trustee of the Wendy A. Wright revocable trust, dated June 29, 2006 by Quitclaim deed from Wendy Ann Wright, who is one in the same as Wendy A. Wright, of record in Instrument No. 20170612-0058550 Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **7308 Cavalier Rd., Nashville, Tennessee 37221**.

Witness my hands this the 24 day of August, 2021.

Trustee of Wendy A. Wright Revocable Trust dated June 29, 2006

Wendy A. Wright, Trustee of the Wendy A. Wright Revocable Trust, dated June 29, 2006

STATE OF TENNESSE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wendy A. Wright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself as Trustee of the Wendy A. Wright revocable trust, dated June 29, 2006, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of August, 2021.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

I, Adam H. Jefferson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-24-21 (date of document).

Affiant Signature

Date 8-24-21

State of TN

County of Davidson

Sworn to and subscribed before me this 24th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2/26/2025

KAREN BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/26/2025
DICKSON COUNTY