This instrument prepared by:
Christopher Cantrell, Attorney for
Paramount Title Services, LLC
45 Peavine Plaza, Suite 103
Crossville, Tennessee 38571
(931) 456-8080
File No: 2021-19329-3

Karen Johnson Davidson County
Batch# 722181 DEEDQC
09/23/2021 10:24:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210923-0127917

QUIT CLAIM DEED

THIS DEED, made and entered into this the 17 day of September, 2021, by and between **Mayra Lorena Wolcott and Stephen Caron, as Tenants in Common with the Rights of Survivorship,** hereinafter known as the First Party, and **Kevin Joe Wolcott and Mayra Lorena Wolcott, husband and wife, and Stephen Caron, a married man, as Tenants in Common with Rights of Survivorship,** hereinafter known as the Second Party;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the First Party has this day quitclaimed, and does by these presents hereby quitclaim, transfer and convey unto the Second Party, their heirs and assigns, all their rights, title and interest in and to the hereinafter described real estate:

Tax ID#: 105 09 1E 002.00 (1406 Wedgewood Avenue)

SITUATED, LYING AND BEING in Davidson County, Tennessee and being more particularly described as follows:

BEING Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1727 14th Avenue South, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160930-0103235 and as amended at 20161031-0114854, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property. Subject to the Declaration of Covenants, Conditions and Restrictions for Homes at 1727 14th Avenue South a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20160930-0103235; and First Amendment in Instrument No. 20161031-0114854; and further subject to the plat of record in Plat Book 2330, Page 107 and Plat Book 21, Page 87, in the official records of Davidson County, Tennessee.

Being the same property conveyed to Mayra Lorena Wolcott and Stephen Caron, as Tenants in Common with the Rights of Survivorship by Quitclaim Deed dated November 5, 2019 from Kevin Joe Wolcott and Mayra Lorena Wolcott, recorded November 22, 2019, in Instrument No. 20191122-0120676, in the Official Records of Davidson County, Tennessee. FOR FURTHER REFERENCE: Being the same property conveyed to Kevin Joe Wolcott and Mayra Lorena Wolcott by Warranty Deed dated September 11, 2019 from Ethan Colclasure and Ashley Colclasure, Husband and Wife, recorded October 2, 2019, in Instrument No. 20191002-0100787, in the Official Records of Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS the following signatures on this day and year first above written.

Grantor(s):

X Mayra L Wolcott
Mayra Lorena Wolcott

X
Stephen Caron

STATE OF TENNESSEE
COUNTY OF Cumberland

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor (s), **Mayra Lorena Wolcott and Stephen Caron,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, on this 17 day of September, 2021.

My commission expires: 9/5/23 Britton L Hughes
Notary Public

BRITTON L. HUGHES STATE OF TENNESSEE NOTARY PUBLIC CUMBERLAND COUNTY My Commission Expires 9-5-23

STATE OF TENNESSEE
COUNTY OF Cumberland

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 0** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the 17 day of September, 2021.

Courtney Bowers
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 17 day of September, 2021.

My commission expires: 9/5/23 Britton L Hughes
Notary Public

BRITTON L. HUGHES STATE OF TENNESSEE NOTARY PUBLIC CUMBERLAND COUNTY My Commission Expires 9-5-23

NAME AND ADDRESS OF PROPERTY OWNER:
Kevin Joe Wolcott
Mayra Lorena Wolcott
1129 Woodridge Place
Mt. Juliet, TN 37122

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
Same as owner

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THE DESCRIPTION OR TO THE STATUS OF TITLE TO THE ABOVE REFERENCED PROPERTY. THIS DOCUMENT HAS BEEN PREPARED FROM INFORMATION PROVIDED TO THE PREPARER WITHOUT FIRST CONDUCTING A TITLE EXAMINATION