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
20210923-0127918

QUIT CLAIM DEED

THIS DEED, made and entered into this the 17 day of September, 2021, by and between **Mayra L. Wolcott, a married woman,** hereinafter known as the First Party, and **Kevin Joe Wolcott and Mayra Lorena Wolcott, husband and wife,** 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 11 0D 001.00 (502 Southgate Avenue)

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

Being Unit No. 1, of the 502 Southgate Townhomes, as established in Declaration of Covenants, Conditions and Restrictions for 502 Southgate Townhomes of record at Instrument No. 20131218-0127998, and as depicted on Exhibit "C" of aforementioned Declaration, in the Register's Office of Davidson, Tennessee, to which Declaration reference is hereby made for a more particular description of said property. Subject to the Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20131218-0127998; subject to the Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130513-0048068; subject to the Agreement for Dedication of easement for the purpose of Public Street Right-of-Way of record in Instrument Number 20130702-0068074; subject to the Charter of 502 Southgate Townhomes Subdivision of record in Instrument Number 20131218-0127997; subject to the rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; subject to rights of others in and to the common areas and/or elements; subject to any and all existing easements and restrictions as shown of record not stated herein; and further subject to all matters shown on the Plan of record in Plat Book 161, Page 70, in the official records of Davidson County, Tennessee.

Being the same property conveyed to Mayra L. Wolcott by Warranty Deed dated June 29, 2018 from The Cumberland Holdings Company, LLC, A Tennessee Limited Liability Company, recorded July 3, 2018, in Instrument No. 20180703-0064407, 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 L. Wolcott

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 L. Wolcott,** 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

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.

Affiant

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

My commission expires: 9/5/23

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