Karen Johnson Davidson County
Batch# 727000 DEEDQC
09/29/2021 02:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210929-0131188

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Helen Wallace 3111 Oxford St. Nashville, TN 37216	New owner	072-07-0-393.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ross Welbon, unmarried**, by these presents does hereby quitclaim and convey unto **Helen Wallace, unmarried**, her successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of a portion of Lots 62 and 63, The Map of Kenmore Place of record in Plat at Instrument No. 20041115-0136949, 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 Christopher Lee, unmarried by Warranty Deed from Michael Vaughn and wife, Cassie Vaughn of record in Instrument No. 20070724-0087472, Register's Office for Davidson County, Tennessee, dated July 20, 2007 and recorded on July 24, 2007.

Being the same property conveyed to Whitney Riddell and Jeremy Ellman, wife and husband by Warranty deed from Christopher Lee, married of record in Instrument No. 201801240007445 Register's Office for Davidson County, Tennessee, dated January 19, 2018 and recorded on January 24,2018.

Being the same property conveyed to Helen Wallace and Ross Welbon, wife and husband, by Warranty Deed from Whitney Riddell and Jeremy Ellman, Wife and Husband, of record in Instrument No. 20201028-0125317, Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 28, 2020.

Being also known as 3111 Oxford St, Nashville, TN 37216.

This property is being conveyed by grantor to grantee, pursuant to a Final Decree of Divorce, Docket No. 21D407, dated June 25, 2021, filed on July 13, 2021.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 28th day of September 2021.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28th day of September 2021.

Ross Welbon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Ross Welbon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of September 2021.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/28/2021 (date of document).

Affiant Signature

09/28/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL