Karen Johnson Davidson County
Batch# 749792 DEEDQC
11/05/2021 09:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211105-0147931

THIS INSTRUMENT PREPARED BY:
Adam LaFevor
SoBro Law Group, PLLC
513 3rd Avenue S
Nashville, Tennessee 37210

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 1 day of November, 2021.

Notary Public

My Commission Expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
1313 Wade, LLC 301 32nd Avenue S. Nashville, TN 37212	SAME	105-05-0K-003.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Judy C. Wetherbee and Harold B. Wetherbee II, wife and husband,** (Grantor) does hereby quitclaim to **1313 Wade, LLC** (Grantee) the following described land and property situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, Being all of Unit 3, as shown on the Plan of The Edge of Belmont Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20140617-0052717, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being the same property conveyed to Judy C. Wetherbee and Harold B. Wetherbee II, wife and husband, by Warranty Deed from The Cumberland Holdings Company, LLC, a Tennessee Limited Liability Company, dated October 21, 2019, of record in Instrument Number 20191024-0109319, in the Register's Office of Davidson County, Tennessee.

Subject property is investment property, and is not nor has it ever been the primary/principal/marital residence of Grantor(s) or their dependents, as defined by statute.

This is improved property known as: 1313 Wade Avenue. Nashville .Tennessee 37212.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 1 day of November, 2021.

GRANTOR:

Judy C. Wetherbee

Harold B. Wetherbee II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Judy C. Wetherbee and Harold B. Wetherbee II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of November, 2021.

Notary Public

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 3/6/24

Certificate of Authenticity

I, Adam G. LaFevor, 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 November 1, 2021.

Affiant Signature

11/01/2021

Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 1st day of November, 2021.

Notary's Signature

My Commission Expires: 5/9/23

Notary's Seal

