# 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 THE 14th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07.09.24

JM-AM-21-515-A20

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **Eric Lee Wyse** | **Same** | |
| (NAME) **515 Basswood Ave Apt A20,** | (NAME) | **090-11-0A-020.00-CO** |
| (ADDRESS) **Nashville, TN 37209** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC LEE WYSE, MARRIED, AND LESTER RAY WYSE, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC LEE WYSE, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their 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 Unit No. 20, as shown on the Plat of Rock Harbor Condominium, of record in Book 6153, pages 463-466, Register's Office for said County, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all described in Book 6153, page 421, et. seq., as amended in Book 6162, pages 251-270, said Register's Office, to which reference is hereby made for a more particular description.

Being the same property conveyed to Eric Lee Wyse, married and Lester Ray Wyse, married, as tenants in common with right of survivorship by Warranty deed from Tyler Lance, married of record in Instrument No. 202001290010809 Register's Office for Davidson County, Tennessee, dated January 23, 2020 and recorded on January 29, 2020. The said Eric Lee Wyse has since divorced and said property was not a marital residence.

This Instrument was prepared with information supplied by the Grantees. 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: **515 Basswood Ave Apt A20, Nashville, Tennessee 37209**.

Karen Johnson Davidson County
Batch# 778508 **DEEDQC**
12/22/2021 12:32:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211222-0169260

Witness my/our hand(s) this the 1 day of DECEMBER, 2021.

Eric Lee Wyse

Lester Ray Wyse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC LEE WYSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1 of ~~November~~ December, 2021.

Notary Public
My Commission Expires: 11/19/2024
(SEAL)

KERRI L GREER
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires November 19, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESTER RAY WYSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1 of ~~November~~ December, 2021.

Notary Public
My Commission Expires: 11/19/2021
(SEAL)

KERRI L GREER
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires November 19, 2024

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212