Karen Johnson Davidson County
Batch# 783683 DEEDQC
01/04/2022 11:07:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220104-0001113

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 28 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

DM-TAG-21-313

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)
Michael D. Wylie and Vanessa Wylie, Trustees of The Llama Living Trust	**Same**	
(NAME)	(NAME)	**071 11 0 191.00**
PO Box 33052		
(ADDRESS)	(ADDRESS)	
Granada Hills, CA 91326		
(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, **MICHAEL WYLIE AND VANESSA WYLIE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL D. WYLIE AND VANESSA WYLIE, CO-TRUSTEES OF THE LLAMA LIVING TRUST** 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 Lot No. West Half of Lot No. 40 on the plan of Trinity Heights of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 40 fronts 50 feet on Gatewood Avenue and extends back between parallel lines 150 feet each to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Michael Wylie and Vanessa Wylie, husband and wife by Warranty Deed from Anna-Vija Kristen McClain, Trustee of The Anna-Vija Trust, of record in Instrument No. 20220104-0001111 in the Register's Office of Davidson County, Tennessee.

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: **313 Gatewood Ave, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 28 day of December, 2021.

Michael Wylie

Vanessa Wylie

STATE OF ~~TENNESSEE~~ **CALIFORNIA**
COUNTY OF ~~DAVIDSON~~ **LOS ANGELES**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL WYLIE, 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 28 day of DECEMBER, 2021.

Notary Public
My Commission Expires: MAY 8, 2023
(SEAL)

L. LICHTER
Notary Public - California
Los Angeles County
Commission # 2285019
My Comm. Expires May 8, 2023

STATE OF ~~TENNESSEE~~ **CALIFORNIA**
COUNTY OF ~~DAVIDSON~~ **LOS ANGELES**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VANESSA WYLIE, 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 28 day of DECEMBER, 2021.

Notary Public
My Commission Expires: MAY8, 2023
(SEAL)

L. LICHTER
Notary Public - California
Los Angeles County
Commission # 2285019
My Comm. Expires May 8, 2023

RETURN TO:
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Nashville, TN 37212