THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** **File # 211138652**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Marilyn Balty Affiant Subscribed and sworn to before me, this 29th day of December, 2021. Notary Public My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

QUITCLAIM DEED

Address New Owner: Kelsey James Wynns, unmarried 4816 Overcrest Drive Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 147-06-0-094.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kelsey James Wynns and Bethany Lee Wynns, husband and wife,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Kelsey James Wynns, unmarried,** his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Caldwell Hall, Section One, Revised of record in Plat Book 2900, Page (s) 57, 58 and 59, 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 Kelsey James Wynns and Bethany Lee Wynns, husband and wife by Warranty deed from Taylor M. Davidson and spouse Star E. Davidson of record in Instrument No. 20121105-0101369 Register's Office for Davidson County, Tennessee, dated October 31, 2012 and recorded on November 05, 2012.

By signing this Instrument, Bethany Lee Wynns, her respective heirs and assigns, hereby releases any claim, action, or lien right she has against the subject property pursuant to Marital Dissolution Agreement No. 21D106 filed in the Fourth Circuit Court for Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Karen Johnson Davidson County
Batch# 784974 DEEDQC
01/05/2022 11:54:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220105-0002072

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December 2021.

Kelsey James Wynns

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Kelsey James Wynns, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of December 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

Bethany Lee Wynns

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Bethany Lee Wynns, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of December 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022