THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2021-1947	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* ***The actual consideration or value, whichever is greater, for this transfer is $-0-.*** *Affiant* STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or true value, whichever is greater for this transfer is $ 0, Linda B. Wilder, Affiant Subscribed and sworn before me this the 1 Day of February, 2022. Barbi Vee, Deputy Register

Name and Address of New Owner:
David T. Wilder, Linda Wilder & Jason O'Neal Wilder
4128 Brandywine Pointe Blvd.
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 798207 DEEDQC
02/01/2022 12:47:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220201-0011623

Send Tax Bills To:
Owner

Street Address of Subject Property:
4128 Brandywine Pointe Blvd.
Old Hickory, TN 37138

Parcel ID:
064030B02000CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David T. Wilder and wife Linda Wilder**, hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **David T. Wilder and wife Linda Wilder and Jason O'Neal Wilder, married, as joint tenants with right of survivorship** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Being Lot No. 233 on the plan of Brandywine Pointe Subdivision, Phase 1, Section 2, of record in Book 7900, page 172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part or the same the same property conveyed to Michael J. Lyles and Anitta Lyles, as husband and wife by Warranty Deed from Peggy Panning Dean, Trustee of The Peggy Tanning Dean Living Trust, established by the Revocable Trust Agreement of Peggy Tanning Dean, dated December 14, 2005wlth full power to transfer and convey without the joinder of any beneficiary and Billy Ray Dean, dated May 15, 2014, of record in Instrument No. 20140516-0042341, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David T. Wilder and Linda Wilder, husband and wife, by warranty deed of Michael J. Lyles and Anitta Lyles, husband and wife of record in Instrument #20190912-0092559, Register's Office, Davidson County, TN dated July 31, 2019, recorded September 12, 2019.

WITNESS my hand this 27 day of January, 2022

David T. Wilder

Grantor – David T. Wilder

Linda B. Wilder

Grantor – Linda Wilder

STATE OF TENNESSEE]
COUNTY OF ~~WILLIAMSON]~~ Davidson

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

WITNESS my hand and seal at office, this 27 day of January, 2022.

PATRICIA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 8, 2024

Patricia A. Baker

NOTARY PUBLIC

My commission expires: _____