Karen Johnson Davidson County
Batch# 808820 DEEDQC
02/22/2022 09:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220222-0019643

Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Wynn Tenn, LLC 757 Lynwood Ave Nashville, TN 37203	New Owner	105 06 00 001.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **ROBERT M. WYNN AND ANGELA WYNN, HUSBAND AND WIFE**, hereinafter collectively called **"GRANTOR,"** hereby quitclaims and conveys unto **WYNN TENN, LLC, a Tennessee Limited Liability Company** hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 757 Lynwood Avenue, a Horizontal Property Regime, of record in Instrument No. 20181120-0114415, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to ROBERT M. WYNN AND ANGELA WYNN, HUSBAND AND WIFE, by Warranty Deed from Lynwood Row II, GP, a Tennessee General Partnership, dated December 1, 2021, recorded December 13, 2021, in Instrument No. 20211213-0164738, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 757-B Lynwood Avenue, (Unit A), Nashville, TN 37203. The addresses are believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2 day of February, 2022.

Grantor:
ROBERT M. WYNN

Grantor:
ANGELA WYNN

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, ROBERT M. WYNN the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of January, 2022.

Notary Public

My commission expires: May 27, 2023

TANESH R. MISIR
Notary Public - State of Florida
Commission # GG 313107
My Comm. Expires May 27, 2023

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, ANGELA WYNN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of February, 2022.

Notary Public

My commission expires: Feb 17, 2024

PAOLA ANGULO
Notary Public - State of Florida
Commission # GG 959157
My Comm. Expires Feb 17, 2024

AFFIDAVIT

STATE OF Florida
COUNTY OF Orange

The actual consideration for this transfer is $0.

Angela R. Wynn
AFFIANT

Sworn to and subscribed before me, this 2 day of February, 2022.

Notary Public

My Commission Expires: Feb 17, 2024

PAOLA ANGULO
Notary Public - State of Florida
Commission # GG 959157
My Comm. Expires Feb 17, 2024

True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on 2-10-22.

Signature

2-10-22

Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hillary Torrence

Notary Public

02/10/2022

Date

My Commission Expires: 12/16/2024

