This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 877140 DEEDQC
06/24/2022 10:31:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220624-0072326

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Deidre Defelice	New Owner	073 01 0 029.00
2021 Olga Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Elaine P. Wuester,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Deidre Defelice,** the **Grantee** herein, their successors and assigns, all of their right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 31, Block G on the Plan of Country Club Estates of record in Plat Book 843, Page 95, 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 Deidre Defelice, unmarried, by Warranty Deed from Elaine P. Wuester, unmarried, and Joseph Wuester, married, and Troy Raley, as to their marital interest, dated September 25, 2017 and recorded on September 26, 2017 in Instrument No. 20170926-0098328, Register's Office for Davidson County, Tennessee. This conveyance is to effect a complete transfer of any interest Grantor may have, including any purported life estate interest, in the property described herein.

This is improved real property with a mailing address of: 2021 Olga Avenue, Nashville, Tennessee 37216.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 22 day of June, 2022.

Elaine P. Wuester
Elaine P. Wuester

[NOTARY SECTION TO FOLLOW]

STATE OF Florida)
COUNTY OF Pinellas)

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

Witness my hand and official seal this the 22 day of June, 2022.

Joseph Earl Wuester
Notary Public

My Commission Expires: Nov. 5th 2022

JOSEPH EARL WUESTER
Notary Public, State of Florida
My Comm. Expires Nov. 05, 2022
No. GG 274202

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Catherine Clearwaters
Affiant

Subscribed and sworn to before me this 22 day of June, 2022.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024