This Instrument Prepared by:
Covington G. Dismukes
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

Karen Johnson Davidson County
Batch# 883543 DEEDQC
07/05/2022 08:28:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220705-0076967

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
174 Wheeler, LLC 174 Wheeler Avenue Nashville, TN 37211	Same	133-07-0-200.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Drake Gunning and Mary Karwoski, husband and wife** (collectively "**Grantor**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **174 Wheeler, LLC, a Tennessee limited liability company,** and their successors, heirs and assigns. The real estate is described as follows:

Being Lot No. 22 on the Plan of Farley Heights, Second Addition, of record in Book 2330, page 100, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Drake Gunning and Mary Karwoski, husband and wife, by Warranty Deed from Prime Investment Properties, LLC, a Tennessee limited liability company, dated September 30, 2021, and filed of record in Instrument No. 20211008-0135323, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 21st day of June, 2022.

Affiant

Notary Public

My Commission Expires: _____

COVINGTON G. DISMUKES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES DECEMBER 13, 2025

This is improved property, known as 174 Wheeler Avenue, Nashville, TN 37211.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 21st day of June, 2022.

DRAKE GUNNING

MARY KARWOSKI

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DRAKE GUNNING**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 21st day of June, 2022.

Notary Public

My Commission Expires: _____

COVINGTON G. DISMUKES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES DECEMBER 13, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY KARWOSKI**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 21st day of June, 2022.

Notary Public

My Commission Expires:_____

