# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 888152 DEEDQC
07/13/2022 10:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220713-0080513

File #22-MP-14346-W

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

**THIS INSTRUMENT WAS PREPARED BY**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Sabrina Dermo Hartley** | **Same as New Owner** | |
| (NAME) | (NAME) | |
| **14346 Old Hickory Boulevard** | | **173-15-0-002.00** |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY ANDREW WELLS, TRUSTEE OF THE JEFFREY ANDREW WELLS AND MONICA D. WELLS REVOCABLE LIVING TRUST DATED APRIL 24, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does quitclaim unto **SABRINA DERMO HARTLEY, A MARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land, lying and being in the 31st Councilmanic District and the First Civil District of Nashville, Davidson County, Tennessee, identified as the Baker Tract (Parcel 84) on the Final Plat of Hidden Creek, of record in Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found in the Eastern right-of-way margin of Old Hickory Boulevard West of its intersection with Bending Creek Drive (Plat Book 11700, Page 27, R.O.D.C.) and running then South 81 degrees 43 minutes 16 seconds East 146.98 feet to an iron pin in the line of Martha E. Huffman (Deed Book 6280 Page 799, R.O.D.C.); thence with said line North 04 degrees 15 minutes 19 seconds East 50.82 feet to an iron pin, thence North 08 degrees 50 minutes 58 seconds East 102.77 feet to a point; thence North 85 degrees 33 minutes 23 seconds West 154.14 feet to a point on the Eastern right-of-way margin for Old Hickory Boulevard; thence with said right-of-way margin South 04 degrees 59 minutes 18 seconds West 88.49 feet to a point; thence South 03 degrees 48 minutes 57 seconds West 55.64 feet to an iron pin, the point of beginning, containing 20,737 square feet or .48 acre, more or less.

Being the same property conveyed to Jeffrey Andrew Wells and Monica D. Wells, Trustees of The Jeffrey Andrew Wells and Monica D. Wells Revocable Living Trust dated April 24, 2019 by Warranty deed from William R. Huffman and Janet B. Huffman, husband and wife of record in Instrument No. 20220509-0052916 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 09, 2022.

Pursuant to The Jeffrey Andrew Wells and Monica D. Wells Revocable Living Trust dated April 24, 2019, the Co-Trustees are the Settlors, Jeffrey Andrew Wells and Monica D. Wells. Further pursuant to said Trust Agreement, either Settlor, acting as Trustee alone shall have the sole power to sell or transfer any and all assets of the Trust, without joinder of the other Trustee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is ____ **unimproved** __X___ **improved** property known as: 14346 Old Hickory Boulevard, Antioch, TN 37013.

Witness my hand this the 7th day of July, 2022.

The Jeffrey Andrew Wells and Monica D. Wells Revocable Living Trust dated April 24, 2019

By: _____
Jeffrey Andrew Wells, Trustee

STATE OF Florida

COUNTY OF Palm Beach

Before me, the undersigned, a notary public in and for said State and County, personally appeared Jeffrey Wells, Trustee of The Jeffrey Andrew Wells and Monica D. Wells Revocable Living Trust dated April 24, 2019, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this 7 day of July, 2022

Jacquelyn Caramma
Notary Signature
My commission expires: 11/09/2025

NOTARY PUBLIC
Expires
11/9/2025
Jacquelyn A Caramma
My Commission
HH 197157
STATE OF FLORIDA

**RETURN TO:**
Sabrina Dermo Hartley
14346 Old Hickory Boulevard
Antioch, TN 37013

**True Copy Certification**

I, **Megan Paulus,** 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 exact copy of the original document executed and authenticated according to law on this the 8th day of July, 2022.

Affiant Signature
Date 07/08/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

