Karen Johnson Davidson County
Batch# 891616 DEEDQC
07/20/2022 01:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220720-0083195

QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wolfe Investments, LLC	**New Owner**	
(NAME)	(NAME)	
1700 State Street #155		**070-01-0-041.00** **070-01-0-040.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged **Victor Harris,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wolfe Investments, LLC, a Tennessee limited liability Company,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 300 on the Plan of Treppard Heights Section No. V of record in Plat Book 2663, Page 100, 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 Latonya Harris and Victor Harris, joint Tenancy by the Entirety by Warranty deed from Dennis Bond and Elvira Bond of record in Instrument No. 20040923-0115113 Register's Office for Davidson County, Tennessee, dated September 15, 2004 and recorded on September 23, 2004. (Value of consideration shown in aforementioned deed $102,750.00.)

Tract II:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Treppard Heights Section No. V of record in Plat Book 2663, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Final Decree of Divorce recorded on October 22, 2009, in Instrument No. 20091022-0097858.

Being the same property conveyed to Victor Harris and wife, LaTonya Harris by Quitclaim deed from Dennis Bond and wife, Elvira Bond of record in Instrument No. 20051107-0134444 Register's Office for Davidson County, Tennessee, dated October 20, 2005 and recorded on November 07, 2005.

Tract I & Tract II

Being the same property conveyed to Wolfe Investments, LLC, a Tennessee limited liability company by 20220301-0023092 deed from Latonya Johnson A/K/A Latonya Wallace Harris and Travis Johnson, wife and husband of record in Instrument No. 20220301-0023092 Register's Office for Davidson County, Tennessee, dated February 24, 2022 and recorded on March 01, 2022.

VICTOR HARRIS SIGNING QUITCLAIM DEED SINCE HIS PREVIOUS CONVEYANCE WAS NOT FULLY ADDRESSED IN FINAL DECREE OF DIVORCE RECORDED ON OCTOBER 22, 2009, IN INSTRUMENT NO. 20091022-0097858 Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **3313 & 3315 W. Hamilton Ave, Nashville, TN 37218**.

*BY THESE PRESENTS DO/DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

**ALL GRANTOR(S) RIGHT, TITLE AND INTEREST IN AND TO

Witness my hand this the 11 of July, 2022.

Victor Harris

STATE OF TN)

COUNTY OF Davidson)

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

Witness my hand and official seal, this the 11th day of July, 2022.

Notary Public

My Commission Expires: 11-3-2025

(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

I, William E. Gones, 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 7/11/2022 (date of document).

Affiant Signature

Date 7/19/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024