Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Patricia C. Kussmann, Trustee of the Wise/Kussman Community Property Trust dated May 16, 2022 4505 Harding Pike #107 Nashville, TN 37205	**Map/Parcel 116-3-B-107 CO**	**Patricia C. Kussmann, Trustee of the Wise/Kussman Community Property Trust dated May 16, 2022 4505 Harding Pike #107 Nashville, TN 37205**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **James D. Wise, Jr. and Patricia C. Kussmann, husband and wife** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Patricia C. Kussmann, Trustee of the Wise/Kussmann Community Property Trust dated May 16, 2022** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **4505 Harding Pike, #107, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 891663 **DEEDQC**
07/20/2022 02:38:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220720-0083246

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 28th day of May, 2022.

Notary Public
My Commission Expires: 1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 28 day of May, 2022.

James D. Wise, Jr.

Patricia C. Kussmann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James D. Wise, Jr. and Patricia C. Kussmann,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28 day of May, 2022.

Notary Public

My Commission Expires:

1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 107 ON THE PLAN OF ROYAL OAKS APARTMENTS OF RECORD IN BOOK 5200, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF 4505 HARDING ROAD HOMEOWNER'S ASSOCIATION, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY LAWS OF RECORD IN BOOK 5282, PAGE 972, SAID REGISTER'S OFFICE.

Being the same property conveyed to James D. Wise, Jr. and Patricia C. Kussmann, husband and wife, by Warranty Deed dated July 31, 2006, from Leslie Tomasino of record as Instrument Number 20060807-0096516, in the Register's Office for Davidson County, Tennessee.

Subject to MASTER DEED AND BY-LAWS of record in Book 5282, Page 972; All matters shown on the Plat of record in Book 5200, Page 45, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.