THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 894292 DEEDQC
07/26/2022 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220726-0085413

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kellen M. Wenrich and Melissa K. Wenrich 2131 Fernwood Drive Nashville, TN 37216	Same as Owner	072-12-0-140.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kellen Wenrich and Karen Wenrich**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **Kellen Michael Wenrich and Melissa K. Wenrich husband and wife**, hereinafter called the Grantee, successors and assigns, all of their right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 184**, on the Map of Dalewood, Section 3, as of record in Book 1835, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Kellen Wenrich and Karen Wenrich, as tenants in common, by Warranty Deed from Jami M. Craig and husband, Benjamin W. Crum, dated June 25, 2013 and recorded on July 10, 2013, at Instrument No. 20130710-0071058, Register's Office for Davidson County, Tennessee.

This is property commonly known as 2131 Fernwood Drive, Nashville, TN 37216.

Witness our hands, as of the dates noted below:

Kellen Wenrich Date: 7/21/22

Karen Wenrich Date: 7/8/22

STATE OF TN

COUNTY OF Williamson

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

Witness my hand and official seal, this 21 day of **July, 2022**:

Notary Public

AARON FORTNER · NOTARY PUBLIC · STATE OF TENNESSEE · WILLIAMSON COUNTY · EXPIRES MAY 9, 2026

My Commission Expires: _____

STATE OF Pennsylvania

COUNTY OF Lancaster

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

Witness my hand and official seal, this 8th day of **July, 2022**:

Commonwealth of Pennsylvania - Notary Seal
Mitchell Brunner, Notary Public
Lancaster County
My commission expires February 18, 2023
Commission number 1288367
Member, Pennsylvania Association of Notaries

Notary Public

My Commission Expires: 2/18/2023

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE _____ day of **July, 2022**:

Notary Public

My Commission Expires: _____

AARON FORTNER · NOTARY PUBLIC · STATE OF TENNESSEE · WILLIAMSON COUNTY · EXPIRES MAY 9, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Ragan Veach, 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 July 08, 2022 (date of document).

Date: July 26, 2022

Ragan Veach
Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 26 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

