Karen Johnson Davidson County
Batch# 915929 DEEDQC
09/13/2022 11:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220913-0102186

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10.02.2023

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 31 day of August, 2022.

Notary Public
My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Teresa Wist, Timothy Wist, Daniel Wist, and Jeremy Wist 35 Constantine Drive Phoenix, MD 21131	New Owner 634 2nd. Ave S. Nashville, TN 37210	093-11-0C-025.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL WIST** ("Grantor"), by these presents, does hereby quitclaim and convey unto **TERESA WIST, TIMOTHY WIST, DANIEL WIST, AND JEREMY WIST**, their heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 25, on the Plan of Rutledge House Condominiums, of record in Book 11700, page 26, 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 Rutledge House Condominiums, a horizontal property regime established by Master Deed of record in Book 11687, page 739, said Register's Office.

Being the same property conveyed to DANNY R. GUINN AND WIFE, MELANIE W. GUINN, by deed from DAVID NATHANIEL PAGE, of record as Instrument No. 20150730-0075022, dated July 27, 2015, said Register's Office. MELANIE W. GUINN conveyed her interest in said property to DANNY R. GUINN, by Quitclaim Deed of record as Instrument No. 20160909-0095143, dated September 8, 2016, said Register's Office. Being the same property conveyed to DANIEL WIST by Deed from DANNY R. GUINN, dated May 1, 2020 and recorded on May 8, 2020 in Instrument No: 20200508-0048307 said Register's Office for Davidson County, Tennessee.

This is part of improved property known as: **634 2nd Ave S, Nashville, TN 37210** ("Property")

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[Intentionally Left Blank]

Witness my hand this 31 **day of** August, **2022, the bargaining party, having caused my name to be signed hereto on said day and date.**

GRANTOR:

DANIEL WIST

STATE OF Maryland)
COUNTY OF Baltimore

On this day before me, the undersigned Notary Public, personally appeared. **DANIEL WIST** the within named bargainor, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

Witness my hand and official seal at office this 31 day of August, 2022.

KAYDEANN PALMER
COMM. EXP.
NOTARY
PUBLIC
MARCH 02, 2024
BALTIMORE CITY, MD

Notary Public
My commission expires: 3/2/2024

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 8/31/2022 (date of document).

Affiant Signature

8/31/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

