Karen Johnson Davidson County
Batch# 922421 DEEDQC
09/28/2022 10:07:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220928-0107157

This Instrument is prepared by:
Biltmore Title, LLC
2909 Old Fort Pkwy., Ste. 106
Murfreesboro TN 37128

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel:**
Topa Properties, LLC	NEW OWNER	120-05-0-200.00
5751 Terra Bella Ct.	5751 Terra Bella Ct.	
Camarillo, CA 93012	Camarillo, CA 93012	

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged, **Ryan Wells, a married man,** does hereby quitclaim and transfer to **Topa Properties, LLC, a Tennessee limited liability company**, all of hisr rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows:

Land in Davidson County, Tennessee, being Lot No. A on the Plan of Zone Lot Division Parcel 200, Walter B. McDale of record in Plat Book 6250, Page 966, 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 Ryan Wells, a married man by Warranty Deed from James W. Baley, Jr., unmarried, dated 08/20/2021 and recorded on 08/26/2021 in Instrument No. 20210826-0115331, Register's Office of Davidson County, Tennessee.

This is neither the principal residence of the Grantor, nor his spouse, nor any dependents.

****This instrument was prepared from information provided by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein contained.****

This is improved property known as: **770 Winthorne Drive, Nashville, TN, 37217.**

In Witness Whereof, the undersigned has executed this Quitclaim Deed on this 16th day of September, 2022.

Ryan Wells

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Ventura

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Ryan Wells, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Ventura County California, this the 16 day of September, 2022.

Notary Public

CHLOE MARTINEZ
COMM. # 2319285
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
MY COMM. EXP. JAN. 19, 2024

My Commission expires: 01/19/2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me under oath this 20 day of September, 2022.

Notary Public

My Commission Expires: _____

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
02-24-26