QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 946969 DEEDQC
12/02/2022 09:53:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221202-0126164

G-SB-P-21-3104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHEN DRUMMOND TENNESSEE NOTARY PUBLIC My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Tyler Winkelmann and wife, Brooke Voss Winkelmann	**Tyler Winkelmann and wife, Brooke Voss Winkelmann**	
(NAME) **3104 McCombs Avenue,**	(NAME) **3104 McCombs Avenue**	**119-14-0-360.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) ~~3104 McCombs Avenue~~ Nashville, TN 37211	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **and for the purpose of correcting the spelling of the Grantee's name in the previous Warranty Deed and to create a tenancy by the entirety**, **TYLER WINKLEMANN correctly known as TYLER WINKELMANN AND BROOKE VOSS N/K/A BROOKE VOSS WINKELMANN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TYLER WINKELMANN AND WIFE, BROOKE VOSS WINKELMANN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Pleasant View Subdivision, being a Resubdivbision of Lots 80 and 81 Pleasant View Subdivision of record in Plat Book 5060, Page 132, 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 Tyler Winklemann and Brooke Voss of record in Instrument Number 20210719-0096498, Register's Office for Davidson, Tennessee. The spelling of the Grantee's name in said Warranty Deed is incorrect. The correct spelling is Tyler Winkelmann. Tyler Winkelmann and Brooke Voss having since married and Brooke Voss is now known as Brooke Voss Winkelmann.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3104 McCombs Avenue, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 1st day of December, 2022.

Tyler Winkelmann

Brooke Voss Winkelmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYLER WINKELMANN, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of December, 2022.

Notary Public
My Commission Expires: 09-07-2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BROOKE VOSS WINKELMANN, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of December, 2022.

Notary Public
My Commission Expires: 09-07-2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212