Karen Johnson Davidson County
Batch# 953522 DEEDQC
12/20/2022 02:20:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221220-0131495

AFTER RECORDING RETURN TO:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108
File No. ORG-399392

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 14910004600

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 13 day of December 2022, by and between Willie B. Wynn and Barbara Wynn, who acquired title as Barbara Hannah, husband and wife, who both acquired title as unmarried people, as tenants in common with right of survivorship, residing at 801 Pebble Creek Court, Nashville, TN 37013, hereinafter referred to as Grantor(s) and Willie B. Wynn and Barbara Wynn, husband and wife, as joint tenants with right of survivorship, residing at 801 Pebble Creek Court, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

All that certain lot, piece or parcel of LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Oakwood Subdivision, Phase Six, Section One, a Planned Unit Development, as of record in Book 7900. Page 419, and Surveyors Certificate of Correction, of record in Book 8705, Page 870, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same premises conveyed from Maria Arroyo Espinosa and from Roberto Espinosa to Willie B. Wynn and Barbara Hannah in a deed dated 03/31/2004 and recorded date 04/14/2004 in Instrument Number 20040414-0041915 of the official records.

Parcel ID Number: 14910004600

Property commonly known as: 801 Pebble Creek Court, Nashville, TN 37013

Property Address: 801 Pebble Creek Court, Nashville, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 04/14/2004 under Instrument Number: Instrument Number: 20040414-0041915 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Willie B. Wynn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Willie B. Wynn, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 13 day of December, 2022

Kimberly Kronick-Worrall
Notary Public

My Commission expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Barbara Wynn

Barbara Wynn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Barbara Wynn** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee this 13 day of December, 2022

Kimberly Kronick-Worrall

Notary Public

My Commission expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Willie B. Wynn

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 13 day of December, 2022

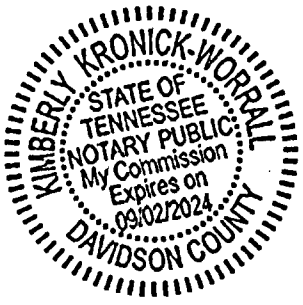
Notary Public
My Commission Expires: 09/02/2024

Name and address for person(s) responsible for taxes:

Willie B. Wynn, and Barbara Wynn
801 Pebble Creek Court
Nashville, TN 37013

Name and address of property owner:

Willie B. Wynn, and Barbara Wynn
801 Pebble Creek Court
Nashville, TN 37013



Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 12/13/2022 (date of document).

Affiant Signature

12/13/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 13 day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954