Karen Johnson Davidson County
Batch# 963130 DEEDQC
01/20/2023 01:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230120-0004761

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the grantor/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Wallace Cottage, LLC 2303 Winford Avenue Nashville, TN 37211	New Owner	14704010800

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jorge Lopez, a married man,** by these presents does hereby quitclaim and convey unto **Wallace Cottage LLC, a Tennessee Limited Liability Company,** its successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Lot Nos 1 – 26, Homes at 322 Wallace Road, as shown on the Plat recorded in Instrument No. 20180820-0082442, in the Register's Office, Rutherford County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jorge Lopez by Warranty Deed from Herbert F. Nelson Jr., Connie Cathey aka Connie N. Cathey, Bonnie N. Gouldin, and Ellen N. Roberts, of record in Instrument No. 20160401-0030902 Register's Office for Davidson County, Tennessee, dated March 24, 2016 and recorded on April 1, 2016.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
20 day of January, 2023.

Affiant

My commission expires:
(Affix Seal) 5/9/2026

Notary Public

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20th day of January, 2023.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Jorge Lopez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jorge Lopez,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained, by personally signing his name for the purposes therein.

Witness my hand and seal this 20th day of January, 2023.

Notary Public

My Commission Expires: 5/9/2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 January 20, 2023 (date of document).

Affiant Signature

January 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023