Karen Johnson Davidson County
Batch# 979058 DEEDQC
03/09/2023 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230309-0017165

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

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Philip M. Wyman 590 Highcrest Drive Nashville, TN 37211	New owner	147-14-0-040.00

This deed is intended to divest the Grantor of any right, claim, or interest in the property in accordance with the divorce proceeding and Final Decree of Divorce dated February 15, 2023, of record in Docket No. 22D-683 in the Fourth Court of Davidson County, Tennessee at Nashville. The transfer tax on this conveyance is exempt under the provisions of §67-4-409, et. seq., of the T.C.A.

FOR AND IN CONSIDERATION of the sum of Forty Three Thousand Five Hundred Dollars and 0/100 ($43,500.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ashlyn E. Davis, unmarried**, by these presents does hereby quitclaim and convey unto, **Philip M. Wyman, unmarried**, his successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Plan of, Whispering Hills, Section I of record in Plat Book 2331, Page (s) 82 through 84, 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 CBF Holdings, LLC, a Texas limited liability company by Warranty Deed from Brandon Harwood and Sydney Harwood, husband and wife of record in Instrument No. 20190715-0068733 and Affidavit of Scrivener's Error recorded on Instrument No. 20211116-0152395 Register's Office for Davidson County, Tennessee, dated July 03, 2019 and recorded on July 15, 2019.

Being the same property conveyed to Ashlyn E. Davis and Philip M. Wyman, wife and husband by Warranty deed from CBF Tennessee Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20211005-0133690 Register's Office for Davidson County, Tennessee, dated September 28, 2021 and recorded on October 05, 2021.

Being also known as 590 Highcrest Drive, Nashville, TN 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 3rd day of March, 2023.

Sarah Hazlewood
Affiant

My commission expires:
(Affix Seal) 9-2-24

Kristian Booth
Notary Public

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3 day of March, 2023.

Ashlyn E. Davis

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Ashlyn E. Davis,**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3 day of March, 2023.

Notary Public

My Commission Expires: 10/06/2023

SABASTIAN STEPHON APPLEWHITE
Notary Public, State of Texas
Comm. Expires 10-06-2023
Notary ID 13039631-0

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 9, 2023 (date of document).

Affiant Signature

March 9, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9th day of March, 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