Karen Johnson Davidson County
Batch# 984497 DEEDQC
03/24/2023 12:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230324-0021593

Name and Address of New Owner:
J Denise Wells, MD
1920 17th Street
Apt 622
Denver, CO 80202

Send Tax Bills To:
J Denise Wells, MD
1920 17th Street
Apt 622
Denver, CO 80202

This Instrument Prepared By:
Eric Cartee, Esq.
CLOSED Nashville LLC
278 Franklin Road
Suite 160
Brentwood, TN 37027

Map & Parcel No: 072 04 0 139.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **J Denise Wells, MD, an unmarried woman,** "the Grantor," convey and quitclaim unto**, Colin S. Gillies, an unmarried man,** "the Grantee," all her interest in the following described real estate in Davidson County, Tennessee:

> Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:
>
> Being Lot No. 13 on the Inglewood Terrace, Block "D" of record in Book 1130, page 1, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.
>
> Being the same property conveyed to Diversified Management Group, LLC, a Tennessee Limited Liability Company, by deed dated December 29, 2020, and recorded January 12, 2021, from Music City Holdings, of record in Instrument No. 20210120005284, Register's Office for Davidson County, Tennessee.
>
> Property Address: 3816 Inglewood Circle North Nashville, TN 37216

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 22nd day of March, 2023.

_____(SEAL)
J Denise Wells, MD

STATE OF Colorado
COUNTY OF Denver

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 22nd day of March, 2023 by J Denise Wells, MD.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

OLGA G. FUJAROS
Notary Public
State of Colorado
Notary ID # 20204017519
My Commission Expires 05-19-2024

Personally known:_____
OR Produced Identification: ✓

Type of Identification Produced: driver license

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
J Denise Wells, MD

STATE OF Colorado
COUNTY OF Denver

Sworn to (or affirmed) and subscribed before me by means of (✓) physical presence or ( ) online notarization this 22nd day of March, 2023, by J Denise Wells, MD.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

OLGA G. FUJAROS
Notary Public
State of Colorado
Notary ID # 20204017519
My Commission Expires 05-19-2024

Personally Known:_____ OR Produced Identification: ✓
Type of Identification Produced: driver license

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Tennessee Certification of Electronic Document

I, Elizabeth J. Barnes, 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 22, 2023 (date of document).

Affiant Signature

March 22, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/20/2025

NOTARY'S SEAL

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY