Karen Johnson Davidson County
Batch# 990404 DEEDQC
04/11/2023 09 03 43 AM 5 pgs
Fees. $27 00 Taxes $0 00
20230411-0026193

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value,
whichever is greater for this transfer is
$ D Affiant
Subscribed and sworn before me this the
11th Day of April, 2023
P. Allen, Deputy Register

This Instrument Prepared By. Andrew Gerod Wells at 5528 Seesaw Rd, Nashville, TN 37211, USA

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Andrew Gerod Wells, married, of 5528 Seesaw Rd, Nashville, TN 37211, USA, (the "Grantor"), for and in consideration of 1.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaim, unto Stacey Ann Wells, married, of 5528 Seesaw Rd, Nashville, TN 37211, USA, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee

Lot 158, Bradford Hills Sec 5.

Being all or part of the same property described in the County Register's Deed book 7900, Page 6, 287, 288. CURRENT SOURCE OF TITLE 20010423-0040109

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever~~

IN WITNESS WHEREOF the Grantor has executed this instrument this 7th day of February, 2023

Register's Fee $ _____

Mail Tax Notice to: Stacey Ann Wells, 5528 Seesaw Rd, Nashville, TN 37211, USA

Parcel Number: ~~58~~

172-12-0-B

$58.00 CO

Signed in the presence of:

Signature

Chris Boeskool

Name

Andrew Gerod Wells

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Valeria Sandoval a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Andrew Gerod Wells, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 7 day of February, 2023

Notary Public, the State of Tennessee

County of Rutherford

VALERIA SANDOVAL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires. 06/30/2026

Spousal Acknowledgement

I, Stacey Ann Wells of 5528 Seesaw Rd, Nashville, TN 37211, USA, spouse of Andrew Gerod Wells, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property

Spouse's Signature Stacey Wells

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Valeria Sandoval a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Stacey Ann Wells, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 7 day of February, 2023

Notary Public, the State of Tennessee

VALERIA SANDOVAL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

County of Rutherford

My commission expires 06/30/2026