en Johnson Davidson County
Batch# 1006405 DEEDQC
05/23/2023 11 20 29 AM 2 pgs
Fees $12 00 Taxes $0 00
20230523-0038720

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ann Wheeler **2613 Call Hill Road** **Nashville, TN 37211**	**SAME**	**172 12 0B 076.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEE and other good and valuable consideration, the receipt of which is acknowledged,

Ann Wheeler, unmarried,

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

Ann Wheeler, Trustee of the Ann Wheeler Revocable Living Trust dated May 22, 2023

HEREINAFTER called the GRANTEE, all right, title, and interest to a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 112, Section 5, Bradford Hills, as shown on plat of record in Plat Book 7900, Page 6, amended in Plat Book 7900, pages 287 and 288, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property. described as follows.

Being the same property conveyed to Ann Wheeler, unmarried, by Warranty Deed from Douglas Daniel and wife, Joyce H. Daniel, recorded on the 2nd day of June, 2016, in Instrument No. 20160602-0055405, in the Register's Office for Davidson County, Tennessee

Note Ann Wheeler, Grantor and Ann Wheeler, Grantee, are one and the same person.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as **2613 Call Hill Road, Nashville, TN 37211.**

WITNESS MY HAND this the 22nd day of May, 2023.

Ann Wheeler

Ann Wheeler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Ann Wheeler,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 22nd day of May, 2023.

DONALD K BYRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

NOTARY PUBLIC
My Commission Expires: 7-7-23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

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

DONALD K BYRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

NOTARY PUBLIC
My Commission Expires: 7-7-23