QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1014467 DEEDQC
06/13/2023 11 01 34 AM 2 pgs
Fees $12 00 Taxes. $0 00

20230613-0044971

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

D-2 D.M
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS June 2, 2023

Donna Demps
Notary Public

COMMISSION EXPIRES 01/22/24
(AFFIX SEAL)

DONNA DEMPS STATE OF TENNESSEE NOTARY PUBLIC PICKETT COUNTY My Commission Expires 01/22/24

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO	MAP-PARCEL NO(S).
Dana DeMoss	Dana DeMoss	103 04 0M 002 00
(Name) 4209 Wyoming Ave Nashville, TN 37209	4209 Wyoming Ave Nashville, TN 37209	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Mary Darden, hereinafter referred to as Grantor, hereby quitclaim to Dana DeMoss, an unmarried person, her heirs and assigns forever, all of her right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Private Element Unit 4207B on the Plan of Wyoming Village Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements as defined in Tenn. Code Ann. §66-27-101 et seq.) located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Wyoming Village Townhomes, a Townhouse Planned Unit Development of record in Instrument Number 20110713-0053618, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Wyoming Village Townhomes a Townhouse Planned Unit Development, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20110713-0053618, said Register's Office, are hereby incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Dana DeMoss and Mary Darden, joint tenants with the right of survivorship from Nebraska Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed dated March 16, 2012 and recorded on March 27, 2012 in Instrument No. 20120327-0025937, Register's Office for Davidson County, Tennessee

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises

IN WITNESS WHEREOF, the said Mary Darden has hereunto set her signature, on this 2nd day of June, 2023.

Mary Darden

STATE OF Tennessee

COUNTY OF Pickett

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mary Darden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 2nd day of ~~May,~~ June 2023.

Notary Public

My Commission Expires

(SEAL) 01/22/2024

DONNA DEMPS
STATE OF TENNESSEE NOTARY PUBLIC
PICKETT COUNTY
My Commission Expires 01/22/2024