This Instrument Prepared by:

Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Wilson

The actual consideration of $0.00.

Affiant

Subscribed and sworn to before me this 21 day of June, 2023.

Notary
Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Abby Ellender 427 Shadow Wood Drive Leicester, NC 28748	NEW OWNER	096-14-0-219

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Jeremy Wolfe Jr., unmarried**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM ALL INTEREST UNTO, **Abby Ellender, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 36, Section 3, Hickory Bend, according to survey and plat of same appearing of record in Book 3600, page 42, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Magan Berena and David Berena, wife and husband by Warranty Deed from Brittany B. Anderson, an unmarried woman, dated May 16, 2019, recorded May 20, 2019, of record in Instrument No. 20190520-0047048, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Abby Ellender, unmarried and Jeremy Wolfe, Jr., unmarried by Warranty Deed from Magan Berena and David Berena, wife and husband, dated September, 29, 2022, recorded October 3, 2022, of record in

Karen Johnson Davidson County
Batch# 1017190 DEEDQC
06/21/2023 12:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230621-0047046

Instrument No. 20221003-0109096, Register's Office for Davidson County, Tennessee.

For information purposes only: 3044 Boulder Park Drive, Nashville, TN 37214

Subject to all matters of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, 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.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 21 day of June, 2023.

Jeremy Wolfe, Jr.

State of Tennessee
County of Wilson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy Wolfe, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of June, 2023.

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: October 25, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 6/21/2023.

Affiant Signature – Joshua A. Terry

6/21/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/21/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON