Karen Johnson Davidson County
Batch# 1029595 DEEDQC
07/24/2023 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230724-0056634

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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615.208.4532 | ROB@HAZARD.LAW
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, July 21, 2023.

Notary Public

My Commission Expires: 05-21-2026

ELIZABETH GREENE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

New Owner Address:
George Yandes Wheeler IV and
Jennifer Ward Wheeler, Co-Trustees
3900 Aberdeen Road
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
103 12 0 117.00

QUITCLAIM DEED

Jennifer W. Wheeler and George Wheeler, wife and husband (collectively, "Grantors"), for consideration of $10.00, hereby release, remise, and quitclaim to **George Yandes Wheeler IV and Jennifer Ward Wheeler, Co-Trustees of the Ward Wheeler Family Trust, dated July 21, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 21, 2023**.

George Wheeler

Jennifer W. Wheeler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jennifer W. Wheeler and George Wheeler**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 21, 2023.

Notary Public

My Commission Expires: _____

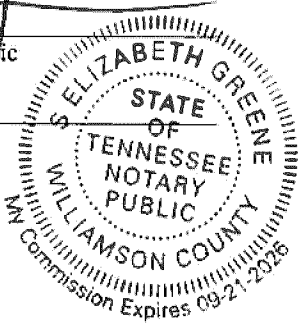


EXHIBIT A

Situated in Davidson County, Tennessee, being Lot No. 37 and the easterly five (5) feet of Lot 36 on the Plan of Cherokee Park, Block "H", Second Section, of record in Book 547, pages 175 and 176, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 7 and part of Lot 36 adjoin and front together 66.14 feet on the northerly side of Aberdeen Road and run back between lines 205.58 feet on the easterly side and 205 feet, more or less, on the westerly line, to the south line of Lot No. 7 of said block on which they measure 49.69 feet.

Being the same property conveyed to Jennifer W. Wheeler and George Wheeler, wife and husband, from Melissa J. Dossey, unmarried, a 95% undivided interest and Kerlind Investment Group LLC, a 5% undivided interest, by deed of record in Instrument No. 20180309-002272, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 3900 Aberdeen Road, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 July 21, 2023.

Affiant Signature

7/21/2023

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this day, July 21, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026