Karen Johnson Davidson County
Batch# 1064231 DEEDQC
10/24/2023 11:44:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231024-0083248

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:
JODY JIM WENCE, Trustee
WENCE LIVING TRUST dtd 10/23/2023
113 Karen Drive
Mt. Juliet, Tennessee 37122

Send Tax Bills To:
Same

Map and Parcel No.
86-7 77

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **JODY J. WENCE, and wife, DIANA L. WENCE ("Grantor")** this day has bargained and sold, and hereby quitclaims, conveys and transfers unto JODY JIM WENCE, **as Trustee of the WENCE LIVING TRUST dtd 10/23/2023 ("Grantee")**, all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 163 on the Plan of Jackson's Retreat, Phase III, of record in Book 5200, Pages 517 and 518, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gene Darrell Dillard, Jr. and wife, Donna Jean Dillard by deed of record in Book 6262, Page 423, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jody J. Wence, and wife, Diana L. Wence from Gene Darrell Dillard, Jr. and wife, Donna Jean Dillard by Warranty Deed recorded January 5, 1995 in Book 9564, Pages 662 – 664 in Register's Office for Davidson County, Tennessee.

This is improved property known as ***1405 Autumn Knoll, Hermitage, TN 37076***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **23rd** day of **October**, **2023**.

JODY J. WENCE, Grantor

DIANA L. WENCE, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JODY J. WENCE and DIANA L. WENCE, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **23rd** day of **October**, **2023**.

Notary Public

My Commission Expires: 8/15/2023

Pepper Black
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

JODY JIM WENCE, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **23rd** day of **October**, **2023**.

Notary Public

My Commission Expires: 8/15/2023

Pepper Black
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford