QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1085429 DEEDQC
12/22/2023 02:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231222-0098974

File #22-2249-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Wyse	**Same as New Owner**	
(NAME)	(NAME)	**141-03-0C-030.00-CO**
PO Box 41483		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC WYSE, AN UNMARRIED MAN AND LESTER WYSE, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **ERIC WYSE, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 30 of Harpeth Springs, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Harpeth Springs, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180326-0028123, as amended and restated in Instrument No. 20180417-0036143, amendment to amended and restated in Instrument No. 20190130-0009015 and Scrivener's Affidavit recorded in Instrument No. 20190325-0026836 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Eric Wyse, an unmarried man and Lester Wyse, a married man, as joint tenants with right of survivorship, by Warranty Deed from Patrick Byrne Russell and Michelle Ann Russell, a married couple, of record in Instrument No. 20220311-0028568, in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is ____ **unimproved** __X___ **improved** property known as: 2249 Belle Creek Way, Nashville, TN 37221.

Witness my/our hand(s) this the 21 day of ~~August~~ DEC., 2023.

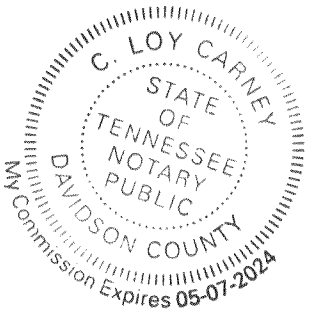
Eric Wyse

Lester Wyse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21 day of ~~August~~ DEC., 2023, personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIC WYSE**, the within named bargainor, 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.

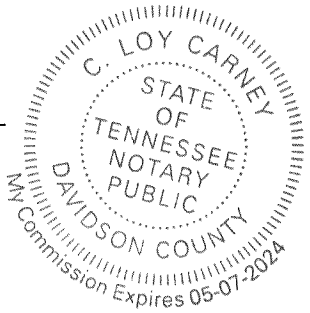
Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21 day of ~~August~~ DEC., 2023, personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LESTER WYSE**, the within named bargainor, 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.

Notary Signature
My commission expires:



RETURN TO:
Eric Wyse and Lester Wyse
PO Box 41483
Nashville, TN 37204

True Copy Certification

I, John W. Bishop, 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 this the 21 day of December, 2023.

Affiant Signature
Date 12/21/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026