Karen Johnson Davidson County
Batch# 1090102 DEEDQC
01/10/2024 09:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240110-0002040

This Instrument Prepared By:
Four Star Title, LLC
2500 N. Mt. Juliet Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:
Waynick Property Investments, LLC
291 Larson Drive
Mount Juliet, TN 37122-3239

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL
096-13-0-062.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Mark Waynick and Daniel Corning, as Tenants in Common,** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Waynick Property Investments, LLC,** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

> Land in Davidson County, Tennessee, being Lot No. 80, on the Plan of Perry Heights Subdivision, of record in Book 2900, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to **Mark Waynick and Daniel Corning, as Tenants in Common,** by Warranty Deed dated January 17, 2013, and recorded on January 18, 2013, in Instrument No. 20130118-0006101, in the Register's Office of Davidson County, Tennessee.

This is improved property located at **2729 Nodyne Drive, Nashville, TN 37214.**

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

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand(s) this 9 day of January, 2024.

Mark Waynick

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared **Mark Waynick**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that he is the one who executed the foregoing instrument for the purposes therein contained, as his free act and deed.

Witness my hand and official seal on this 9 day of January, 2024.

NOTARY

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand(s) this 9 day of January, 2024.

Daniel Corning

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared **Daniel Corning,** known to me, or proved on the basis of satisfactory evidence, and who acknowledged that he is the one who executed the foregoing instrument for the purposes therein contained, as his free act and deed.

Witness my hand and official seal on this 9 day of January, 2024.

NOTARY

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 9 day of January, 2024.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Tonya Thomas, do hereby make oath that I am a licensed attorney and/or title agent and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and certified copy of the original document executed and authenticated according to law on 1/9/24 (date of document).

Tonya Thomas 1/10/24

Affiant Signature Date

STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared Tonya Thomas, with whom I am acquainted, of proved on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 10 day of January, 2024.

NOTARY PUBLIC

Exp 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY