Karen Johnson Davidson County
Batch# 1090103 DEEDQC
01/10/2024 09:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240110-0002041

*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**
053 03 0 130.00

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, **M D Properties,** 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:

**All that certain parcel of land situate in the County of Davidson and State of Tennessee, being Lot No. 82 of Section "C" on the Plan of E. I. Dupont de Nemours and Company's Subdivision, as of record in Plat Book 1424, page 66, 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 M D Properties, by Special/Limited Warranty Deed dated December 15, 2010, and recorded on December 21, 2010, in Instrument No. 20101221-0101578, in the Register's Office of Davidson County, Tennessee.

This is improved property located at **1309 Elliston St. Old Hickory, TN 37138.**

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, Partner

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Mark Waynick, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be a partner of M D Properties, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of MD Properties.

WITNESS my hand and official seal at this 9 day of January, 2024.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 1/28/26

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

Daniel Corning, Partner

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Daniel Corning, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be a Partner of M D Properties, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of M D Properties.

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

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 1/28/26

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: 1/20/26

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