QUITCLAIM DEED

Karen Johnson
Batch # 1102319
02/20/2024 10:50:52 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240220-0011283

O-WH-19-1406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Lindsey B. Pattet
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Joe Wolcott and Mayra Lorena Wolcott, husband and wife	**New Owner**	
(NAME)	(NAME)	**105-09-1E-002.00-CO**
1129 Woodridge Place,		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **KEVIN JOE WOLCOTT AND MAYRA LORENA WOLCOTT, HUSBAND AND WIFE, AND STEPHEN CARON, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KEVIN JOE WOLCOTT AND MAYRA LORENA WOLCOTT, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

1406 Wedgewood Ave., Nashville, TN 37212

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1727 14th Avenue South, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160930-0103235 amended at 20161031-0114854, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin Joe Wolcott and Mayra Lorena Wolcott, Husband and Wife and Stephen Caron, a married man, as Tenants in Common with Rights of Survivorship by Quit Claim Deed of record in Instrument No. 20210923-0127917, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of Stephen Caron.

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 **improved** property known as: **1406 Wedgewood Ave, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 15th day of February, 2024.

Kevin Joe Wolcott

Mayra Lorena Wolcott

Stephen Caron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN JOE WOLCOTT, MAYRA LORENA WOLCOTT AND STEPHEN CARON, 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.

Witness my hand and official seal, this the 1st of ~~January~~ February, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON