QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1102320 DEEDQC
02/20/2024 10:49:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240220-0011286

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24616940

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): Lance E. Wyss
Address of New Owner(s): 537 Old Lebanon Dirt Road, Hermitage, TN 37076

Property ID NUMBER: 086 03 0 033.00

THIS INDENTURE, made and entered into this 2nd day of Feb, 2024, by and between **Lance E. Wyss, a single Man and Teresa A. Wyss f/k/a Teresa A. Farmer, a single Woman,** party of the first part, and **Lance E. Wyss, a single Man,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Hermitage, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29 ON THE PLAN OF RIDGEMERE OF RECORD IN PLAT BOOK 6250, PAGES 937, 938 AND 939, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

For Information Purposes Only:

Being the same property conveyed to Lance E. Wyss, an unmarried man and Teresa A. Farmer, an unmarried woman , as tenants in common with right of survivorship, by deed dated August 3, 2009 and recorded on August 5, 2009 in Deed Instrument/Case No. 20090805-0073415, in the County Clerk's Office.

TMS: 086 03 0 033.00

Property Address: 537 Old Lebanon Dirt Road, Hermitage, TN 37076

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 73672928 QC101 01 0106

WITNESS the signature of the said party of the first part the day and year first above written.

Lance E. Wyss

Lance E. Wyss

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 14 day of Feb, 2024, before me personally appeared Lance E. Wyss, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 14 day of Feb 2024

Signature of Notary Public

My Commission Expires:
March 3, 2025

THOMAS D LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 73672928 QC101 01 0106

WITNESS the signature of the said party of the first part the day and year first above written.

Teresa A. Wyss

Teresa A. Wyss

STATE OF Tennessee

COUNTY OF Davidson Acknowledgement

On this 2 day of Feb, 2024, before me personally appeared Teresa A. Wyss, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 2 day of Feb. 2024

Carol A. DiGiore

Signature of Notary Public

CAROL DIGIORE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 3, 2026
COUNTY OF DAVIDSON

MCD 73672928 QC101 01 0106

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$99,380.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 66-5-209(4)**

Affiant

Subscribed and sworn to before me this 14 day of Feb 2024

Notary Public Signature

My commission expires: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 73672928 QC101 01 0106

Tennessee Certification of Electronic Document

I, Sam Rider, 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 2/2/2024 (date of document).

Affiant Signature

Feb 19, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 19 day of February, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE