Karen Johnson Davidson County
Batch # 1104971 DEEDQC
02/27/2024 12:01:41 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20240227-0013236

FROM:

JAMES WHEELER AND TARA SNOW WHEELER, TENANTS BY THE ENTIRETY

TO:

MATTHEW MULLINS, TRUSTEE

FROM:

MATTHEW MULLINS, TRUSTEE

TO:

TARA SNOW WHEELER

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: **MATTHEW MULLINS, atty.** **Mullins Law, PLLC** **541 N. Mount Juliet Road, Ste 2303C** **Mount Juliet, TN 37122** **(615) 701-6444**	STATE OF TENNESSEE) COUNTY OF Wilson) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 20 day of February, 2024. Notary Public My Commission Expires: 7/27/26

MAXWELL MULLINS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/27/2026 WILSON COUNTY

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Tara Snow Wheeler 2403 Granny White Lane Hermitage, TN 37076	SAME	111-00-0-034.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to Tara Snow Wheeler to be held in her name exclusively, we, James Wheeler and wife, Tara Snow Wheeler, hereby remise, release and quitclaim all right, title and interest in and unto Matthew Mullins, Trustee, his successors and assigns, the tracts of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is The legal descriptions are the same as the previous instrument(s) of record.

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

And now, I, the said Matthew Mullins, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim all right, title and interest in and unto Tara Snow Wheeler, her heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this signingdate day of FEBRUARY 13, 2024.

James Wheeler

Tara Snow Wheeler

Matthew Mullins, Trustee

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Wheeler and Tara Snow Wheeler,** with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of FEBRUARY, 2024.

My Commission Expires: 6/12/2026

Charles Niemi
Notary Public

CHARLES NIEMI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Mullins**, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of February, 2024.

My Commission Expires: 7/27/26

Maxwell Mullins
Notary Public

MAXWELL MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY

EXHIBIT A

Legal Description(s)

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of A Final Plat of the Willard W. Adams Property of record in Plat at Instrument No. 20170804-0079660, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Wheeler and Tara Snow Wheeler, husband and wife, from True Craftsman Construction, LLC, a Tennessee Limited Liability Compnay, by Warranty Deed or record in Instrument No. 20201109-0131206 Register's Office for Davidson County, Tennessee, recorded November 9, 2020.

This conveyance is subject to: Subject to all matters shown on the Plan of record as Instrument Number 20170801-0079660, Register's Office of Davidson County, Tennessee.; Restrictions of record as Instrument Number 20170914-0094166 in the Register's Office for Davidson County, Tennessee; Declaration of Taking of record in Book 3990, Page 597, in the Register's Office for Davidson County, Tennessee.; Subject to the exact location of the Corps of Engineers boundary line.; Application for Greenbelt Assessment - Agricultural of record in Book 10539, Page 294, in the Register's Office for Davidson County, Tennessee.