Karen Johnson Davidson County
Batch# 1110068 DEEDQC
03/12/2024 10:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240312-0017019

PREPARED BY:

*Sophie E. Lange, Esq.*
HAZARD LAW, PLLC
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615.208.4532 | SOPHIE@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Actual consideration for this transfer is -$0-.

Patricia Robinson Wells
**AFFIANT**

Subscribed and sworn to before me on this day, March 12, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

**New Owner Address:**
Patricia Robinson Wells Trust
641 Old Hickory Unit 42
Brentwood, TN 37027

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
171-3-B-156CO

## QUITCLAIM DEED

**Patricia Robinson Wells** ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Patricia Robinson Wells Trust, dated March 12, 2024** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.**

*<Signature page to follow.>*

**WITNESS** my hand on this day, **March 12, 2024**.

Patricia Robinson Wells

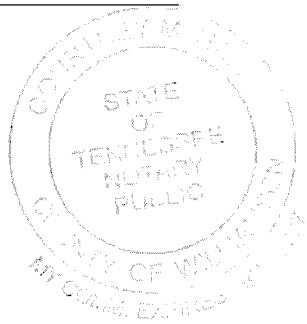
STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, a Notary Public in and for said County and State, the within named **Patricia Robinson Wells**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, March 12, 2024.

Notary Public

My Commission Expires: _____



## EXHIBIT A

Land in Davidson County, Tennessee, being Lot 72, Townhomes of Fredericksburg, Phase I, Section 3, according to the plat of record in Book 9700, Page 534, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Robinson Wells from Bobby J. Myers, and wife, Tanya Myers, by deed of record in Instrument No. 20050630-0075664, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 641 Old Hickory #42, Brentwood, TN 37027.

### CERTIFICATE OF AUTHENTICITY

I, Sophie E. Lange, Esq., do hereby make oath that I am a licensed attorney and 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 March 12, 2024.

Affiant Signature

3-12-24
Date

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Sworn to and subscribed before me on this day, March 12, 2024.

Notary Public

My Commission Expires: _____

