QUITCLAIM DEED

Karen Johnson
Batch # 1112067
03/18/2024 02:34:36 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240318-0018555

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

AJ-QCD-24-214-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew K. Wiser	**New Owner**	**142040A08100CO**
(NAME)	(NAME)	
214 Old Hickory Blvd, Unit 81		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CECILE P. WISER, D. MARK WISER, AND MATTHEW K. WISER ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

MATTHEW K. WISER ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 81, OF BELLE FOREST CONDOMINIUM APARTMENTS, A HORIZONTAL PROPERTY REGIME, ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 5438, PAGE 699, AMENDMENT IN BOOK 6082, PAGE 866, AND PLAN OF RECORD IN BOOK 5200, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AND AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BY-LAWS OF THE ASSOCIATION OF OWNERS.

BEING THE SAME PROPERTY CONVEYED TO CECILE P. WISER, D. MARK WISER, AND MATTHEW K. WISER, BY QUITCLAIM DEED, FROM CECILE WISER, OF RECORD IN INSTRUMENT NO. 20210922-0127482, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **214 Old Hickory Blvd, Unit 81, Nashville, TN, 37221.**

Witness our hands this the 2nd day of February, 2024.

CECILE P. WISER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CECILE P. WISER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of February, 2024.

Notary Public

My Commission Expires: 09.07.2026

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

D. MARK WISER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **D. MARK WISER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of February, 2024.

Notary Public

My Commission Expires: 09.07.2026

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

MATTHEW K. WISER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW K. WISER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained.

Witness my hand and official seal, this the 19th day of March, 2024.

Notary Public

My Commission Expires: 11-3-25

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025