**THIS INSTRUMENT PREPARED BY:**

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1135503 DEEDQC
05/15/2024 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240515-0036112

## QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Kortney Wilson<br>and Ryan Vella<br>3416 Lealand Lane<br>Nashville, TN 37204 | CrossCountry Mortgage, LLC<br>2160 Superior Avenue<br>Cleveland, OH 44114 | 061-00-0-023.03 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kortney Wilson, a married woman and Ryan Vella, a married man,** by these presents do hereby quitclaim and convey unto **Kortney Wilson and Ryan Vella, wife and husband**, his/her/their heirs, successors and assigns, all his/her/their heirs right, title and interest in and to the following described tract of land:

**Land in the 12th Civil District of Davidson County, Tennessee, described according to a Survey made by Stephen A. Draper, dated May 24, 1962, as follows;**

**Beginning in the easterly margin of Ben Allen Road, 987 feet from the corner of Lot 246 in Maplewood Heights Subdivision, of record in Book 547, Page 103, Register's Office for Davidson County, Tennessee, running thence north 17 degrees 45 minutes west, 50 feet; thence north 72 degrees 15 minutes east, 400 feet; thence south 17 degrees 15 minutes east; thence south 72 degrees 15 minutes west 400 feet to the beginning.**

**Being the same property conveyed to Kortney Wilson, an unmarried woman and Ryan Vella, an unmarried man, as tenants in common with rights of survivorship by Warranty Deed from Rebuilt Realty, LLC, a Kentucky limited liability company of record in Instrument No. 20220405-0039082 Register's Office for Davidson County, Tennessee, dated March 25, 2022 and recorded on April 05, 2022.**

**Being also known as 529 Ben Allen Road Nashville, TN 37216.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
14th day of May, 2024.

Affiant

My commission expires:
(Affix Seal)
3-3-26

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14th day of May, 2024.

**Kortney Wilson**

**Ryan Vella**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kortney Wilson and Ryan Vella, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of May, 2024.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

## Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 14, 2024**.

Affiant Signature

May 15, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 15th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25

202405150036112