NEW OWNER:

Michael Kent and Leann J. Walbeck Revocable Trust Dated April 23rd, 2024

1705 A Woodland St.
Nashville TN, 37206

SEND TAX BILLS TO:

NEW OWNER

Map-Parcel Numbers:
083-10-0-F Parcel 001.00co

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN 37087

INFORMATION REQUESTED BY THE PARTIES – NO TITLE SEARCH CONDUCTED

Karen Johnson Davidson County
Batch# 1143720 DEEDQC
06/05/2024 01:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240605-0042097

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and no/100 Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Michael Kent Walbeck and LeAnn Walbeck** ("Grantors") have this day bargained and sold and by these presents do hereby quitclaim unto **The Michael Kent and Leann J. Walbeck Revocable Trust dated April 23rd, 2024** ("Grantee"), its successors and assigns, forever, all of our interest in the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

See the attached Exhibit A

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 4th day of June 2024.

Michael Kent Walbeck

LeAnn Walbeck

STATE OF Wisconsin

COUNTY OF Eau Claire

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Michael Kent Walbeck** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 4th day of June, 2024.

LEANNE JANUARY
Notary Public
State of Wisconsin

LeAnne January NOTARY PUBLIC

My commission expires: 05/02/2025

STATE OF Wisconsin
COUNTY OF Eau Claire

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **LeAnn Walbeck** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 4th day of June, 2024.

LeAnne January NOTARY PUBLIC

My commission expires: 05/02/2025

LEANNE JANUARY
Notary Public
State of Wisconsin

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The actual consideration or value, whichever is greater, for this transfer is $0.00

Sophie R. Markos
AFFIANT

Sworn to and subscribed to before me this 5th day of June, 2024.

NOTARY PUBLIC

My commission expires: 4/26/26

TURNER EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2026

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A on the Plat of The Element at Woodland, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Element of Woodland, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131216-0126896 and amended in Instrument No, 20140722-0065115, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of The Element at Woodland, a Horizontal Property Regime with Private Elements, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20131216-0126896, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown on Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20131216-0126896, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for The Element at Woodland, of record in Instrument No. 20131216-0126896 and amended in Instrument No. 20140722-0065115 and By-Laws and Attorneys Certificate appended thereto, Register's Office for Davidson County, Tennessee. (3) Charter for The Element at Woodland HOA, Inc., of record in Instrument No. 20150526-0048356, said Register's Office. (4) All matters as shown on the Plan of record in Book 57, Page 135, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

Being the same property conveyed to Michael Kent Walbeck and LeAnn Walbeck, by Warranty Deed dated September 28th, 2020 from Brett Michaels and Megan Michaels, husband and wife, of record in Instrument No. 20200929-0111766, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1705 A Woodland Street, Nashville, TN 37206.

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 04, 2024.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY