This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson
Batch # 1152382
06/28/2024 11:22:17 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240628-0048696

New Owner:	Send Tax Bill:	Map/Parcel
David A. Wedekind, Trustee of the David A. Wedekind Revocable Living Trust dated April 26, 2024, and any amendments thereto 834 Woodmont Blvd. Nashville, TN 37204	Same as new owner	118 10 0 161.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 26th day of April 2024.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DAVID WEDEKIND**, an unmarried man (Grantor), by these present do hereby quitclaim and convey unto **DAVID A. WEDEKIND, TRUSTEE OF THE DAVID A. WEDEKIND REVOCABLE LIVING TRUST DATED APRIL 26, 2024, AND ANY AMENDMENTS THERETO**, (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Part of the O.F. Noel Estate Pleasant Valley of record in Plat Book 1424, Page 63, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but excluded from this conveyance is the following

described property:

Beginning at a point in the Northerly margin of Woodmont Boulevard, said point being the Southwest corner of Lot 36; thence with said margin South 85 degrees 57 minutes 46 seconds West 100 feet to the Southeast corner of Lot 38; thence with the East boundary line of Lot 38 North 4 degrees 02 minutes West 10 feet; thence North 85 degrees 57 minutes 46 seconds East 100 feet to the West boundary of lot 36; thence with said boundary South 4 degrees 02 minutes East 10 feet to the point of beginning and containing 1000 square feet. Being the same property conveyed to Department of Highways by deed from Louise Duffer Lester of record in Book 4543, Page 246, said Register's Office.

Being the same property conveyed to David Wedekind, by deed from Patrick Samuel Thomas and wife, Anne Walker Thomas, of record in Instrument No. 20221104-0119196, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as: 834 Woodmont Boulevard, Nashville, TN 37204.

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

WITNESS MY HAND this 26 day of April, 2024.

By: _____
DAVID WEDEKIND

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Wedekind, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 26th day of April, 2024.

_____
NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025