Karen Johnson
Batch # 1161293
07/24/2024 01:33:22 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240724-0055901

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:
Brandon S. Griffin, Esq.
GRIFFIN LAW GROUP, PLLC
621 N. Spring Street
Sparta, Tennessee 38583
brandongriffinlaw@gmail.com
931-837-2050

CHELSIE S. WYANT
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Lydia K. Gregory
AFFIANT

Subscribed and sworn to before me, this 23rd day of July, 2024.

Chelsie S. Wyant
Notary Public or Register

My Commission Expires: 11/29/26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Brent and Tina Wiebe c/o the BRENT AND TINA WIEBE REVOCABLE LIVING TRUST, dated July 23, 2024	Brent and Tina Wiebe c/o the BRENT AND TINA WIEBE REVOCABLE LIVING TRUST, dated July 23, 2024	95-1-17
2113 Dearborn Drive Nashville, Tennessee 37214	2113 Dearborn Drive Nashville, Tennessee 37214	3DZ 52614

THE INFORMATION CONTAINED HEREIN WAS PROVIDED BY THE GRANTOR AND PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER HAS MADE NO DETERMINATION AS TO THE STATUS OF THE TITLE OR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN.

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, we, **TINA L. WIEBE and husband, BRENT W. WIEBE (hereinafter, "Grantors")**, do hereby transfer and convey any and all interest we may have unto the **BRENT AND TINA WIEBE REVOCABLE LIVING TRUST, dated July 23, 2024, with BRENT WILLIAM WIEBE and TINA LYNN WIEBE, currently serving as CO-TRUSTEES (hereinafter, "Grantees")**, all my right, title and interest in and to the following real estate located in Davidson County, Tennessee and described as follows, to wit:

LAND in Davidson County, Tennessee, BEING LOT NO. 62 on the Map of Donelson Hills, of record in Book 2331, Pages 22 & 23, Register's Office for said County.

SAID Lot No. 62 fronts 100.05 feet on the Northeasterly side of Dearborn Drive and runs back between lines, 195.1 feet on the Northerly line and 208 feet on the Southerly line to a dead line in the rear on which it measures 57.1 feet.

BEING the same property conveyed to Tina L. Wiebe and husband, Brent W. Wiebe, by Warranty Deed from William K. Jacobs, unmarried, of record in Instrument No. 20030730-0108007, in the Register's Office for Davidson County, Tennessee. BEING also the same property conveyed to William K. Jacobs, unmarried, by deed from David Barry McMillen, unmarried, of record in Book 10385, Page 291, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2113 Dearborn Drive, Nashville, TN 37214.

This deed was prepared with information furnished by the parties herein. Preparer makes no warranties, express or implied regarding the accuracy of the property description.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 23rd day of July, 2024.

BRENT WILLIAM WIEBE **TINA LYNN WIEBE**

LYDIA K. GREGORY TENNESSEE NOTARY PUBLIC My Comm Exp. April 12, 2028 COUNTY OF SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BRENT WILLIAM WIEBE personally appeared before me and is known to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

WITNESSED HIS HAND on the 23rd day of July, 2024.

Lydia K. Gregory
Notary Public

My Commission Expires: 4/12/28

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TINA LYNN WIEBE personally appeared before me and is known to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

WITNESSED HER HAND on the 23rd day of July, 2024.

Lydia K. Gregory
Notary Public

My Commission Expires: 4/12/28

OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED.