Karen Johnson Davidson County
Batch # 1172205 DEEDQC
08/20/2024 11:37:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240820-0063759

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

LB-QCD-24-2405

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Wengersky Revocable Living Trust	**Same as New Owners**	
(NAME)	(NAME)	**081031V00100CO AND 081031V00200CO**
2405 A 14th Avenue N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELLIOT WENGERSKY AND JACQUELYN WENGERSKY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ELLIOT WENGERSKY AND JACQUELYN WENGERSKY, CO-TRUSTEES OF THE WENGERSKY REVOCABLE LIVING TRUST DATED AUGUST 2ND, 2024** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Units A and B, as established in Declaration of Covenants, Conditions and Restrictions for HOMES AT 2405 14TH AVE N, a horizontal property regime with private elements, of record at Instrument No. 20210330-0041700, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Elliot Wengersky and Jacquelyn Wengersky, husband and wife, by Warranty deed from Wembleton Group, LLC, a Tennessee limited liability company of record in Instrument No. 20201106-0130393, Register's Office for Davidson County, Tennessee, dated November 2nd, 20220 and recorded on November 6th, 20220.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2405 A and 2405 B 14th Avenue N., Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 16 day of AUGUST, 2024.

Elliot Wengersky

Jacquelyn Wengersky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16 day of AUGUST, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16 day of AUGUST, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212