THIS INSTRUMENT PREPARED BY:

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

Karen Johnson Davidson County
Batch# 1181368 DEEDQC
09/13/2024 11:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240913-0070772

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The 1402 Winding Way Trust 3100 West End Ave. Nashville, TN 37203	The 1402 Winding Way Trust 3100 West End Ave. Nashville, TN 37203	061-08-0-197.00

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, **Terry Doty, Trustee of the 1402 Winding Way Trust,** by these presents does hereby quitclaim and convey unto **Dawn Nepp, Trustee of the 1402 Winding Way Trust,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 12 Block "H" on the plan of Jackson Park Section 3, not of record, and described as follows:

Said Lot No. 12 fronts 200 feet on the Southerly margin of Winding Way and extends back 315 feet, more or less, on the Easterly line and 300 feet, more or less, on the Westerly line to a dead line in the rear; measuring 130 feet thereon.

Being the same property conveyed to James R. Siebold and wife, Jeanine F. Siebold by Deed from Edna Williams Reece, dated August 5, 1983 and recorded in Book 6112, Page 196, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Jeanine F. Siebold by Quitclaim deed from James R. Siebold of record in Book 6596, page 428, Register's Office for Davidson County, Tennessee, dated June 26, 1985 and recorded on July 31, 1985.

Being the same property conveyed to Terry Doty, Trustee of The 1402 Winding Way Trust by Warranty Deed from Jeanine F. Siebold dated December 28, 2017 and recorded December 29, 2017 in Instrument No. 20171229-0132288, Register's Office of Davidson County, Tennessee.

Being also known as 1402 Winding Way, 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
12 day of September, 2024.

Affiant

My commission expires: 07/07/27
(Affix Seal)

Notary Public

ANDRAE C. BYNUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of Septmeber, 2024.

The 1402 Winding Way Trust

By: _____
Terry Doty, Trustee

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 Terry Doty, Trustee of The Winding Way Trust, 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 12th day of September, 2024.

_____
Notary Public

My Commission Expires: 07/07/2027

ANDRAE C. BYNUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property pursuant to a Quitclaim Deed prepared by Wagon Wheel Title and Escrow, LLC ("Wagon Wheel Title"). The undersigned hereby acknowledges that he/she/they/it is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Wagon Wheel Title is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor(s) also agrees to hold harmless Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that he/she/it/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property(s) via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities, or if such transfer causes additional liens to attach to the property.

The 1402 Winding Way Trust

By: _____
Terry Doty, Trustee

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 Terry Doty, Trustee of The Winding Way Trust, 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 12th day of September, 2024.

_____
Notary Public

My Commission Expires: 07/07/2027

ANDRAE C. BYNUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9.12.24.

Affiant Signature

9.13.24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of Sept., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY