Karen Johnson Davidson County
Batch# 1207777 DEEDQC
11/22/2024 07:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241122-0091286

THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN to before me, this the 29th day of March, 2024.

Notary Public
My Commission Expires: 05/03/2027

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Timothy J. Tucker and Peter L. Myles, Co-Trustees 7048 Wild Iris Drive Nashville, TN 37221	**Timothy J. Tucker and Peter L. Myles, Co-Trustees 7048 Wild Iris Drive Nashville, TN 37221**	**142150E01300CO**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged. **Timothy Joseph Tucker and Peter Lee Myles, a married couple, as tenants by entirety with right of survivorship,** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Timothy J. Tucker and Peter L. Myles, Trustees of the Tucker-Myles Family Trust dated September 15, 2013** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Wildflower Place of record in Book 9700, Page 444, corrected by surveyor's certificate of correction in Book 10638, Page 498, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Joseph Tucker and Peter Lee Myles, a married couple, as tenants by the entirety with right of survivorship, by Quitclaim Deed from Timothy J. Tucker and Peter L. Myles, Trustees of the Tucker-Myles Family Trust, of

record at Instrument number 20211018-0139896 , in the Register's Office for Davidson County, Tennessee, dated September 18, 2021.

SUBJECT TO the Restrictions. Conditions. Covenants. Rights. Rights of Way. and Easements that are now of record. if any.

Together with all the tenements. hereditaments. and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property: including but not limited to. the power to convey.

This is **improved** property known as: **7048 Wild Iris Drive, Nashville, TN 37221.**

IN WITNESS WHEREOF. Grantor(s) have executed this instrument as of the 29th day of March. 2024.

GRANTORS:

Timothy Joseph Tucker

Peter Lee Myles

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of March. 2024. before me personally appeared Timothy Joseph Tucker and Peter Lee Myles. to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this. the 29th day of March. 2024.

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 05/02/2027
(SEAL)

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Persoon, 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 true and exact copy of the original document executed and authenticated according to law on 03/29/2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 29th day of March, 2024.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 29th day of March, 2024.

Notary Public
My commission expires: 05/07/2027

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY