THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Karen Johnson Davidson County
Batch# 1223038 DEEDQC
01/03/2025 11:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250103-0000608

STATE OF TN

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2023.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Charles Fyke	**New Owner**	**147-8-76**
4208 Wales Ct.		**5DU-4963**
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Monica D. Fyke** GRANTOR(S)", by these presents, does hereby quitclaim and convey to **Brandon Charles Fyke,** herein called "GRANTEE(S)", their successors, heirs and assigns all of her right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Cathey Heights, Section One as of record in Book 2854, page 45, said Register's Office.

Said Lot No. 12 fronts a total of 121.78 feet on the easterly side of Wales Court and runs back 153.32 feet on the southerly line and 127.4 feet on the northerly line to a broken line in the rear which measures a total of 170.17 feet thereon.

Being the same property conveyed to Charles G. Fyke and wife, Monica D. Fyke by Warranty Deed from Charles J. Fyke and wife, Dianna N. Fyke, of record in Book 6610, Page 504, Register's Office for Davidson County, Tennessee. The said Charles G. Fyke having since died on March 8, 2004, property now vests solely in Monica D. Fyke by virtue of tenancy by the entirety.

This is **improved** property known as: **4208 Wales Ct.., Nashville, TN 37211**

WITNESS my/our hand(s) this 31 day of December, 2024.

Monica D. Fyke

Monica D. Fyke

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State **Monica D. Fyke,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of December, 2024.

Notary Public

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/31/24 (date of document).

Jennifer Russell
Affiant Signature

1/3/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of January 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

