This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
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Karen Johnson Davidson County
Batch# 1224498 DEEDQC
01/08/2025 07:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250108-0001480

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| John T. Wade and Jane W. Wade<br>229 Peach Valley Point<br>Gallatin, TN 37066 | Same | 117-04-0-400.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, John T. Wade and Jane W. Wade, Co-Trustees for The John T. Wade and Jane W. Wade Revocable Living Trust, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto John T. Wade and Jane W. Wade, as tenants by the entirety, their successors, heirs and assigns. The real estate is described as follows:

> Being Lot No. 6 in the Subdivision of Lots Nos. 161, 160, 128, 129, 130 and 131 on the Plan of Victoria Place, as of record in Book 421, Page 4, of the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 6 fronts 55 feet 4-3/4 inches on the easterly side of Belmont Boulevard, and runs back between lines almost parallel, 160 feet, more or less, to an alley, and shows 54 feet on said alley.
>
> Being the same property conveyed to John T. Wade and Jane W. Wade, Co-Trustees for the John T. Wade and Jane W. Wade Revocable Living Trust, by Quitclaim Deed from John T. Wade and wife, Jane W. Wade, of record in Instrument No. 20040909-0109102, Register's Office for Davidson County, Tennessee, dated September 4, 2004, and recorded on September 9, 2004.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 6th day of January, 2025.

Affiant

Notary Public

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027

This is improved property known as 2902 Belmont Blvd., Nashville, TN 37212.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 6th day of January, 2025.

**John T. Wade, Co-Trustee**

**Jane W. Wade, Co-Trustee**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John T. Wade and Jane W. Wade, as Co-Trustees of the John T. Wade and Jane W. Wade Revocable Trust, and the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of January, 2025.

Notary Public

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027

## Certificate of Authenticity

I, Sarah Arick, 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 January 6, 2024.

Date: 01/07/2025

Sarah Arick

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me on January 7, 2025.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027