This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1224600 DEEDQC
01/08/2025 10:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250108-0001605

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
J&J Wade Tennessee Community Property Trust 229 Peach Valley Point Gallatin, TN 37066	Same	052-09-0-265.00

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, as tenants by the entirety, ("**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 Co-Trustees of the J&J Wade Tennessee Community Property Trust, its successors and assigns. The real estate is described as follows:

> BEING Lot 40 on the plan of Montague Subdivision as of record in deed book 421 page 129, in the Register Office of Davidson County, Tennessee, to which reference is here made for a complete and accurate description of said lot.
>
> Being the same property conveyed to John T. Wade and Jane W. Wade, as tenants by the entirety, by Quitclaim Deed from John T. Wade and Jane W. Wade, as Co-Trustees of the John T. Wade and Jane W. Wade Revocable Trust, of record in Instrument No. 20250108-0001482 Register's Office for Davidson County, Tennessee, dated January 6, 2025 and recorded on January 8, 2025.

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 1209 Fernbank Dr., Madison, TN 37115.

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, Grantor

Jane W. Wade, Grantor

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 tenants by the entirety, 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 December 16, 2024.

Date: 01/08/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on January 8, 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