Karen Johnson Davidson County
Batch# 1231089 DEEDQC
01/28/2025 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250128-0006578

Name and Address of New Owner:
Wolf Real Estate LLC
605 Press Place, #111
Nashville, TN 37208

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: NEW TAX PARCEL 061-16-0-381.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wolfe Investments, LLC, a Tennessee limited liability**, "the Grantor," convey and quitclaim any interest they have unto **Wolfe Real Estate LLC, a Tennessee Limited Liability Company** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 of Block D on the map of Sunnymeade Subdivision as of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wolfe Investments, LLC, a Tennessee limited liability company by Quitclaim Deed dated June 20, 2024 from Wolfe Investments, LLC, a Tennessee limited liability company, recorded July 12, 2024 in Instrument No. 20240712-0052529 in the Register's Office.

Being a portion of the same property conveyed to Wolfe Investments, LLC, a Tennessee limited liability company by Warranty Deed dated June 20, 2024 from Jeffrey W. Pitcher, recorded June 24, 2024 in Instrument No. 2024024-0046760 in the Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 24th day of January, 2025.

Wolfe Investments LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Kristopher Wolfe, Sole Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Kristopher Wolfe, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Sole Member of Wolfe Investments, LLC, the within named bargainor, and he as such Sole Member, being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Wolfe Investments, LLC, by himself as Sole Member.

WITNESS my hand and official seal this 24th day of January, 2025.

_____
Notary Public
My commission expires: _____

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 24th day of January, 2025.

_____
Notary Public
My commission expires: 3/20/28

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File # 2025-7579-RS

202501280006578

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Jan 24 2025 (date of document)

Regina Sullo
Affiant Signature

January 28, 2025
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 28 day of January 20 25

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

