Karen Johnson Davidson County
Batch# 1236776 DEEDQC
02/13/2025 10:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250213-0010959

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ralph Wagner 2916 Twin Lawn Dr. Nashville, TN 37214	_New Owner_	096-14-079.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Robert M. Plemons**, unmarried, by these presents does hereby quitclaim and convey unto **Ralph Wagner,** unmarried, his heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Being Lot No. 750 on the Plan of Cloverhill Subdivision, Section 9, of record in Book 2331, Page 44, Register's Office for said County.

Said Lot No. 750 fronts 70 feet on the Northerly side of Twin Lawn Drive and extends back between lines, 315.2 feet on the Westerly line, and 278.7 feet on the Easterly line to a deadline in the rear on which it measures 87.6 feet.

Being the same property conveyed to Herman W. Plemons, Robert M. Plemons, and Janice Yeeger by Quitclaim Deed from Herman W. Plemons and Robert M. Plemons dated November 9, 1994 and recorded November 10, 1994, in Book 9517, Page 522 Register's Office for Davidson County, Tennessee. Herman W. Plemons Sr. passed away on November 15, 1997 and Janice Yeeger passed away on April 29, 2012.

This property is commonly known as 2916 Twin Lawn Drive, Nashville, TN 37214.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 3rd day of February, 2025.

Affiant

My commission expires: 6-18-2028
(Affix Seal)

Notary Public

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 13 day of February, 2025.

Robert M Plemons

Robert M. Plemons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Robert M. Plemons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 13 day of February, 2025.

Notary Public

My Commission Expires:

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-18-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 13. 2025.

Affiant Signature

13th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

