Karen Johnson Davidson County
Batch# 1239062 DEEDQC
02/20/2025 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250220-0012586

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/8/2028

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Boyd Wheeler, Trustee of Revocable Trust of James Boyd Wheeler dated December 4, 2018 as to a 70% interest and Niola Cusati as to a 30% interest, tenants in common	New Owner	117-15-0-11200
(NAME) 1634 South Observatory Drive	(NAME) Same	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES WHEELER AS TO A 70% INTEREST AND NIOLA CUSATI AS TO A 30% INTEREST, TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES BOYD WHEELER, TRUSTEE OF REVOCABLE TRUST OF JAMES BOYD WHEELER DATED DECEMBER 4, 2018 AS TO A 70% INTEREST AND NIOLA CUSATI AS TO A 30% INTEREST, TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section 1, Green Hills Subdivision, of record in Plat Book 547, Page 128, in the Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Wheeler as to a 70% interest and Niola Cusati as to a 30% interest, tenants in common by Deed dated January 24, 2025 from Steven Erick Swain, Trustee of Steven Erick Swain Revocable Trust dated February 21, 2012, recorded January 28, 2025, in Instrument Number 20250128-0006642, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved
This is improved x property, known as 1634 South Observatory Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 18 day of February, 2025.

James Wheeler

Niola Cusati

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared James Wheeler and Niola Cusati, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 18 day of February, 2025.

My commission expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary

Certificate of Authenticity

I, J. Trent Lehman, 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 2/18/25.

Date

Affiant Signature

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of February, 2025.

Notary's Signature

My Commission Expires: 3/29/29
Date

Notary's Seal (if on paper)

