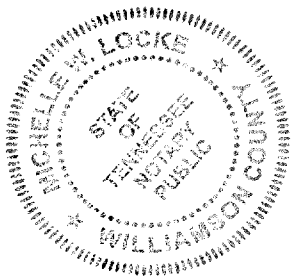
Karen Johnson Davidson County
Batch# 1240109 DEEDQC
02/24/2025 08:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250224-0013260



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value for this transfer is $-0-.

Tricia Hurth
Affiant

Subscribed and sworn to before me, this 21st day of February, 2025.

Michelle W Locke
Notary Public

My commission expires: 9/14/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Wimo Trust dated August 15, 2023	**SAME**	**117-09-0C-059.00 CO**
210 Burlington Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, **Wimo Trust dated August 15, 2023** (hereinafter the "Grantor"), for the purpose of combining two parcels, hereby quitclaims and conveys to **Wimo Trust dated August 15, 2023,** (hereinafter the "Grantee") its successors and assigns, any and all right, title and interest that it has in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 59, as shown on the Consolidation Plat for Lot No. 50 Burlingtion Subdivision & Lot 59 Resubdivision of Burlington Subdivision for Lot 59 of record in Ins. # 20240917-0071738, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Beginning at an iron pin found in the Westerly margin on Burlington Place (private road) also being the southeastern most corner of this tract of land. Thence leaving said Margin of Burlington Place N 77°13'42"W a distance of 79.52' to an iron pin found; Thence with N22°30'37"W a distance of 54.14' to an iron pin found; Thence with S66°59'19"W a distance of 32.11' to an iron pin found; Thence with N22°31'23"W a distance of 30.15' to an iron pin found; Thence with N83°02'09"W a distance of 37.07' to an iron pin found; Thence with N06°58'03"E a distance of 211.32' to an iron pin found; Thence with S58°04'31"E a distance of 142.63' to an iron pin found; Thence with N31°46'51"E a distance of 95.02' to an iron pin found on the Westerly margin of Burlington Place (private road); Thence continuing with said private road for the next five (5) calls: Thence with a curve to the right having a distance of 124.20', a radius of 142.16', and S30°37'59"E a distance of 120.28' to a Concrete Monument Found; Thence with a curve to the right having a distance of 11.44', a radius of 142.16', and S03°18'04"E a distance of 11.44' to an iron

pin found; Thence with a curve to the right having a distance of 73.96', a radius of 117.72', and S17°03'59"W a distance of 72.75' to an iron; Thence S35°03'38"W a distance of 24.81' to an iron pin set; Thence with a curve to the left having a distance of 108.90', a radius of 330.80', and S25°38'07"W a distance of 108.41' to the point of beginning. Containing 51,590.20 square feet or 1.19 Acres more or less, according to survey of Timothy Mark Donlon, RLS #2297, Donlon Land Surveying, LLC, 153B Belle Forest Circle, Nashville, TN 37221.

Being the same property conveyed to Nicolai Martin Wiest and Vanessa Moriel Munoz by Warranty Deed from Andrew W. Miller, Jr. and Tracy L. Miller, Co-Trustees of the Woodfin Miller 2017 Trust Agreement of record in Instrument No. 20211112-0150963, Register's Office for Davidson County, Tennessee, dated November 10, 2021.

Being the same property conveyed to Wimo Trust dated August 15, 2023, by Quitclaim Deed from Nicolai Martin Wiest and Vanessa Moriel Munoz of record in Instrument 20230822-0065259, Register's Office for Davidson County, Tennessee.

BEING improved property commonly known as **210 Burlington Place, Nashville, TN 37215.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEROF I have hereunto set my hand this 21st day of February, 2025.

Nicolai Martin Wiest, Trustee

Vanessa Moriel Munoz, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Nicolai Martin Wiest and Vanessa Moriel Munoz**, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Trustee of the Wimo Trust dated August 15, 2023,** and are authorized by the trust document to execute this instrument on its behalf.

Witness my hand this 21st date of February, 2025.

MICHELLE W. LOCKE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9/14/2

LTC File No. 25-002073-524

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 2/21/25 (date of document).

Michelle W Kendig
Affiant Signature

2/21/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21st day of Feb, 2025

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

