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Karen Johnson
Batch # 1242396
03/03/2025 09 33 33 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250303-0015445

This Instrument prepared by and return to
Tara Ryan Kostakis, Attorney
Tual Graves PLLC
1000 Brookfield Road, Suite 120
Memphis, TN 38119

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that SONIA WIESMEYER ("Grantor"), for and in consideration of Ten Dollars ($10.00) does hereby bargain, sell, remise, release, quit claim and convey unto MARK DAVID WIESMEYER, Trustee of the WIESMEYER LIVING TRUST, dated January 26, 1999 ("Grantee"), all of Grantor's interest in the following described real estate located in the County of Davidson, State of Tennessee, to-wit:

Being lot No 12 on the Map of J A Stevens' Re-subdivision of certain lots in Kenner-Manor Land Company's 2nd Subdivision, as of record in book 547, page 134, Register's Office for said County.

Said lot No. 12 fronts 87 feet on the southerly side of Woodmont Circle, formerly Kenner Avenue and runs back between lines 348 feet 6 inches on the easterly line and 367 feet on the westerly line to a dead line on which it measures 87 feet.

This being the same property conveyed to HERBERT WIESMEYER and wife, SONIA WIESMEYER, by Warranty Deed of record in Record Book 3879 Page 966, in the Register's Office of Davidson County, Tennessee. HERBERT WIESMEYER and SONIA WIESMEYER were married at the time of the conveyance, and said marriage continued uninterrupted until the death of HERBERT WIESMEYER on October 4, 2024, whereby SONIA WIESMEYER obtained full title to the property as surviving tenant by the entirety.

This conveyance is being made for the sole purpose of transferring the property from the sole name of the Grantor to a revocable living trust created by the Grantor, SONIA M. WIESMEYER. This conveyance is made subject to all taxes, easements and encumbrances of record. This instrument was prepared without a full title search.

IN TESTIMONY WHEREOF, the undersigned Grantor executes this instrument, this 13th day of February, 2025

SONIA WIESMEYER

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STATE OF TENNESSEE

COUNTY OF Davidson

On this 13th day of February, 2025, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **SONIA WIESMEYER**, known to me to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office and day and year above written.

Melissa Warren
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Notary Public
My Commission Expires: March 9, 2027

Property Address:
205 Woodmont Circle
Nashville, TN 37205

Property Owner and Mail tax bills to:
MARK DAVID WIESMEYER, Trustee
7829 Westman Way Rd
Middleton, WI 53562

TAX PARCEL I.D. #:
Map & Parcel
116 08 0 065.00

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is: $ (exempt transfer pursuant to T.C.A § 67-4-409(a)(1)(C)(vi)).

Affiant

Subscribed and sworn to before me this the 13th day of February, 2025.

Notary Public

My Commission Expires: 4-6-25

LISA C ERWIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm Apr. 6, 2025