QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1245786 DEEDQC
03/11/2025 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250311-0018300

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julianne May Nichter Wiedmaier and Marcel Laurent Wiedmaier	**Julianne May Nichter Wiedmaier and Marcel Laurent Wiedmaier**	
(NAME) **5236 Timber Gap Drive**	(NAME) **5236 Timber Gap Drive**	**155-16-0A-037.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **JULIANNE MAY NICHTER WIEDMAIER F/K/A JULIANNE NICHTER, A MARRIED WOMAN**("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **JULIANNE MAY NICHTER WIEDMAIER AND MARCEL LAURENT WIEDMAIER, WIFE AND HUSBAND** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29 ON THE PLAN OF TRACESIDE SUBDIVISION, SECTION TWO OF RECORD IN PLAT BOOK 7900, PAGE (S) 980 AND 981, 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 JULIANNE NICHTER, AN UNMARRIED WOMAN BY WARRANTY DEED FROM FRANK LAWRENCE PACKARD, III AND ERIKA DANIELLE PACKARD, HUSBAND AND WIFE DATED JANUARY 25, 2024 AND FILED FOR RECORD ON FEBRUARY 01, 2024 AS INSTRUMENT #20240201-0006997, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

25.51

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 10 day of March, 2025.

JULIANNE MAY NICHTER WIEDMAIER

STATE OF TENNESSEE

COUNTY OF Davidson

On this 10th day of March, 2025, before me personally appeared, Julianne May Nichter Wiedmaier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10 day of March, 2025.

Notary Signature
My commission expires:

JOSHUA IL. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Return to:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 3/10/2025.

Date

Affiant Signature

3/11/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of March, 2025.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)