THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TN

COUNTY OF Montgomery

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

Affiant

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

Notary Public

My commission expires: 10/14/25

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

Karen Johnson Davidson County
Batch# 1256034 DEEDQC
04/03/2025 01:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250403-0025453

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WA Investment Ventures LLC	**New Owner**	**14202007000**
PO Box 210691		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Wyatt Chittenden** GRANTOR(S)", by these presents, does hereby quitclaim and convey to **WA Investment Ventures LLC**, herein called "GRANTEE(S)", their successors, heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 79, Plan of Cross Timbers, Section 2, of record in Book 3700, Page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Wyatt Chittenden by Warranty Deed from Erin Dias, Trustee of The 7419 Stacy Drive Trust, dated February 4, 2025 and recorded February 6, 2025, of record as Instrument No. 20250206-0009121, in the Register of Davidson County, Tennessee.

This is improved property known as: **7419 Stacy Drive, Nashville, TN 37221**

WITNESS my/our hand(s) this 21 day of March, 2025.

Wyatt Chittenden

STATE OF TN

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State **Wyatt Chittenden,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of March, 2025.

Notary Public

My Commission Expires: 10/14/25

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/21/25 (date of document).

Jennifer Russell
Affiant Signature

4/3/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

