Prepared by:
D. Shayne Adair
807 Bradford Ave.
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1260616 DEEDQC
04/16/2025 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250416-0029167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $0.00.

John C Wetzel
Affiant

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 14th day of April 2025.

Notary Public
My commission expires: 6/14/2026

Address of New Owner:	Send Tax Bills to:	Tax Information:
John C. Wetzel	New Owner	
149 46th Avenue North		103-04-090.00
Nashville, TN 37209		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **John C. Wetzel, married**, hereinafter referred to as Grantor(s), by these presents, do quitclaim and convey all of his right, title and interest unto, **John C. Wetzel and husband, Darryl Gene Clark, Jr.**, as tenants by the entity, hereinafter referred as, the Grantee(s), in and to the following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northly 60 feet of Lots Nos. 1, 2, and 3, of Block 4, on the Map of a plat of Sylvan Park, as of record in Plan Book No. 332, page 104, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 1, 2, and 3, Front 60 feet on the westerly side of Forty-Sixth Avenue North, formerly Fifth Street, and runs back westwardly between parallel lines and parallel with Wyoming Avenue, formerly Sixth Avenue, 135 feet to a deadline.

Being the same property conveyed to John C. Wetzel, unmarried, by Warranty Deed of record in Book 9049, Page 688, Registe's Office for Davidson County, Tennessee..

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **149 46th Avenue North Nashville, TN 37209.**

Witness my/our hands this 14th day of April 2025.

John C. Wetzel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the notary public for the state and county mentioned, personally appeared, **John C. Wetzel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of April, 2025.

6/14/2026
Notary Public
My Commission Expires: June 16,2025

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/14/2025.

Affiant Signature

4/16/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY