This Instrument Prepared By and Returned To: Killen Law 5200 Maryland Way, Suite 302, Brentwood, TN 37027	Karen Johnson Davidson County Batch # 1279545 DEEDQC 05/30/2025 10 10.23 AM 3 pgs Fees $18 00 Taxes $62 90 20250530-0042538 ----------Above This Line Reserved for Office Use Only----------

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT, THIS INDENTURE, made this 29th day of May, 2025, among::

CAROLINE SYLVESTER WILDFEUER,

of Davidson County, Tennessee, her trustees, beneficiaries, executors, heirs, successors and/or assigns (the "Grantor"),

AND

BRUCE HOWARD WILDFEUER,

of Davidson County, Tennessee, his trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $17,000.00 (Seventeen Thousand Dollars) and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all her right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises". located at 2989 McGavock Pike, Nashville, TN 37214 and is described as follows:

Land in Davidson County, Tennessee being all of Lot No. 1 on the Pland of Section Three Sunset View, of record in Plat Book 2663, Page 44, Register's office for Davidson County, Tennessee, being the same property conveyed by Walton N. Robinson and Theresa G. Robinson (Grantors), husband and wife, to Bruce Wildfeuer and Caroline Wildfeuer (Grantees), husband and wife, by Warranty Deed, recorded on 8/13/2018, Instrument No. 20180813-0079569, **AS WELL** as that property detailed in the corresponding "Instrument of Correction of Quitclaim Deed" executed by Rebecca Robinson Parsons and Matthew Cain Parson, husband and wife (Grantors), to Bruce Wildfeuer and Caroline Wildfeuer, husband and wife (Grantees), recorded 2/24/2021, Instrument No. 20210224-0022871

THIS DEED has been prepared solely upon information furnished by Caroline Wildfeuer. There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed(s) of record, no boundary survey having been made at the time of this conveyance.

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 and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.



CAROLINE SYLVESTER WILDFEUER

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Caroline Sylvester Wildfeuer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 2025.

Michael Killen
Notary Public
My Commission Expires: 10-21-28

Owner name & Property Address:

BRUCE HOWARD WILDFEUER
2989 McGavock Pike
Nashville, TN 37214

Responsible Party For Taxes:

BRUCE HOWARD WILDFEUER
2989 McGavock Pike
Nashville, TN 32714

Map Parcel Numbers: 07316005900

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value,
whichever is greater for this transfer is
$ 17,000
, Affiant
Subscribed and sworn before me this the
30 Day of May, 2025.
Julia Rivera, Deputy Register