THIS INSTRUMENT PREPARED BY:
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MIDDLE TENNESSEE PROBATE SOLUTIONS, PLLC
PO Box 4008
Brentwood, TN 37024-4008

Karen Johnson Davidson County
Batch # 1280865 DEEDQC
06/03/2025 01:59:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250603-0043569

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX PARCEL NO.:
Dane S. Wellman 1981 Gatlin Dr. Nashville, TN 37210	Dane S. Wellman 1981 Gatlin Dr. Nashville, TN 37210	MAP 106-14 PARCEL 16

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt all of which is hereby acknowledged, I, **Misty M. Wellman,** unmarried, hereinafter called the Grantor, have bargained and sold, and do hereby release and forever quitclaim and convey unto **Dane S. Wellman**, unmarried, hereinafter called the Grantee, his heirs and assigns, all my interest in and to a certain tract or parcel of land located and situated in Davidson County, Tennessee, more particularly described as follows, to wit:

Land in Davidson County Tennessee, being Lot No. 11 on the Plan of Raymond Heights, as of record in Book 1424, page 141, Register's Office for Davidson County, Tennessee being described as follows:

Said Lot No. 11 fronts 60 feet on the northwesterly side of Gatlin Drive and runs back between lines 176.6 feet on the northerly side, and 164.7 feet on the southerly side to a deed line in ther rear, measuring 100 feet therron.

Being the same property conveyed to Dane S. Wellman and wife, Misty M. Wellman by deed from Leonard H. Brown by instrument of record in Book 10635, page 535, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Book 1424 page 141 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Easement for Sanitary Sewer as of record in Book 4337, page 736, Register's Office for Davidson County, Tennessee.

Other matters of record, including all items set out on any applicable plat of record.

This improved property, known as 1981 Gatlin Drive, Nashville, Tennessee 37210.

This Deed is given pursuant to a Judgment of Divorce entered in Davidson County, Tennessee, entitled Misty M. Wellman v. Dane S. Wellman, Case No. 13D2503.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLEY FROM INFORMATION FURNISHED TO THE PREPARER. WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this 27 day of MAY, 2025

Misty M. Wellman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

For me, the undersigned authority, a notary public in and for the State and County aforesaid, personally appeared **Misty M. Wellman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that she executed the within instrument for the purposes contained therein.

WITNESS my hand and seal, this 27 day of MAY, 2025

Notary Public

My commission Expires: SEPTEMBER 7, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Dane Wellman, **Affiant**
Subscribed and sworn before me this the
3 **Day of** June, 2025.
Brad Wells, **Deputy Register**

