Karen Johnson Davidson County
Batch# 1281724 DEEDQC
06/05/2025 12:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250605-0044302

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2025. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
WG-AOH-2501	

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/06/2026
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Garold Alan Wiseman	**NEW OWNER**	
(NAME)	(NAME)	
2501 Western Hills Dr,		**07303006700**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN WISEMAN AND JASON WISEMAN ,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GAROLD ALAN WISEMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

All that certain lot, piece or parcel of ground situate, lying and being in the County of Davidson, State of Tennessee and more particularly described as follows:

LAND in Davidson County, Tennessee being Lot No. 28 on the Plan of Sutherland Heights, Section I, as of record in Plan Book 2663, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property coveyed to Garold U. Wiseman from Garold U. Wiseman and Florence Wiseman by Quitclaim Deed of record in Instrument Number 20220103-0000312 in the Registers Office for Davidson County, Tennessee. The said Garold U. Wiseman having since died intestate on December 11, 2023 leaving as his heirs at law Garold Alan Wiseman, Brian Wiseman, and Jason Wiseman, as recognized by Affidavits of Heirship of record in Instrument Nos. 20250324-0021983 and 20250530-0042220 Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2501 Western Hills Dr, Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 1 day of June, 2025.

Brian Wiseman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN WISEMAN, 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 the 1 day of June, 2025.

Jaime E Begley
Notary Public
My Commission Expires: 01/26/2028
(SEAL)

JAIME E BEGLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01/26/2028

Witness my/our hand(s) this the 1 day of June, 2025.

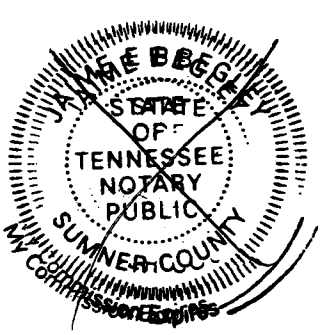
Jason Wiseman

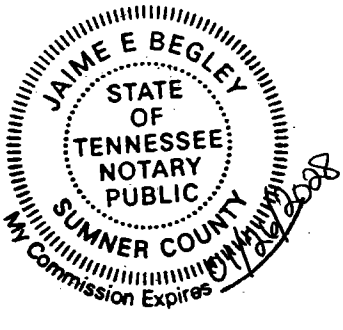
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON WISEMAN, 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 the 1 day of June, 2025.

Jaime E Begley
Notary Public
My Commission Expires: 01/26/2028
(SEAL)





RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 6/1/25 (date of document).

Affiant Signature

Date 6/5/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025