Karen Johnson
Batch # 1281919
06/06/2025 09 15 06 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250606-0044568

This Instrument Prepared By and
When Recorded Please Return to

John C Bobbitt
101 Springhouse Ct , Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Terron Ryan Wellman 270 Tampa Drive, Unit A-4 Nashville, TN 37211	NEW OWNER	133 16 0A 004 00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hazel Diane Wellman a/k/a Hazel Dianne Wellman, a widow** "the Grantor," conveys and quitclaims unto **Terron Ryan Wellman** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee

> Unit A-4 of Barcelona Condominium created under Title 66, Chapter 27, Sections 101, et seq , as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6400, Page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed Reference is hereby made to the Plat of Barcelona Condominium set for in Exhibit A-2 to this Master Deed for a more complete identification and description of such Unit
>
> Being the same property conveyed to Robert Eugene Wellman and wife, Hazel Dianne Wellman, by Warranty Deed from James C Bellamy, Sr , and wife, Marie Blakebill Bellamy, dated July 29, 1993, and recorded on July 29, 1993, in Book 9029, Page 295, in the Register's Office for Davidson County, Tennessee The said Robert Eugene Wellman died on or about June 10, 2017, leaving Hazel Dianne Wellman as the surviving tenant by the entirety

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 30 day of MAY, 2025

Hazel Diane Wellman (SEAL)
Hazel Diane Wellman a/k/a Hazel Dianne Wellman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Hazel Dianne Wellman a/k/a Hazel Dianne Wellman, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

CORY ANN SCHUYLER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/22/2026 WILLIAMSON COUNTY

WITNESS my hand and official seal this 30 day of MAY, 2025

Notary Public
My commission expires 2-22-2026

STATE OF TENNESSEE
COUNTY OF Sumner

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

(Affiant)

Notary Public My commission expires 12-1-27

JOHN C BOBBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER