Karen Johnson Davidson County
Batch# 1283513 DEEDQC
06/09/2025 12:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250609-0045173

QUITCLAIM DEED

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

WG-QCD-25-2765

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 16 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Walter Perry Shealy and Branelle C Dahl, husband and wife	**Same as new owner**	
(NAME) **2765 Fleet Drive,**	(NAME)	**086-14-0-B-094.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(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, **BRANELLE C DAHL,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WALTER PERRY SHEALY AND BRANELLE C DAHL, HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being Lot No. 44, on the Plan of Fleetwood Subdivision, Phase Two, of record in Book 6900, Page 738, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Branelle C. Dahl, an unmarried woman, from Annette M. Wood, unmarried and Sue Wood, unmarried by Warranty Deed of record in Instrument Number 20130318-0026246 in the Registers Office for 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: **2765 Fleet Drive, Hermitage, Tennessee 37076**.

Witness my/our hand(s) this the 14th day of May, 2025.

Branelle C Dahl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANELLE C DAHL, 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/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 14 day of May, 2025

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **5/16/2025** (date of document).

Affiant Signature

Date **5/16/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **16** day of **May**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027