Name and Address of New Owner:
ASW Enterprise LLC
841 Curtis Drive
Nashville, TN 37207
Send Tax Bills To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch# 1284932 DEEDQC
06/16/2025 02:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250616-0047065

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 50-3-B-10.00

QUITCLAIM DEED

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, **Albert K. Wesley and Wife, Shirley A. Wesley,** "the Grantor," convey and quitclaim any interest they have unto **ASW Enterprise LLC,** "the Grantee," the following described real estate in County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Mulberry Downs, Phase 1, of record in Book 7900, Pages 84 through 88, said Register's Office, to which plan reference was made for a more complete description.
>
> Being the same property conveyed to Albert K. Wesley and Wife, Shirley A. Wesley by Warranty Deed from Sharon E. Larson and Husband, Matthew O. Larson, AKA Mat O. Larson of record in Book 11532, Page 472, Register's Office for Davidson County, Tennessee

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the ____ day of June, 2025.

_____(SEAL)
Albert K. Wesley

_____(SEAL)
Shirley A. Wesley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, , the within named bargainor, 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.

WITNESS my hand and official seal this 10 day of June, 2025.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 16th day of June 2025.

Notary Public
My commission expires: _____

REGINA V. SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

File # 2025-7661

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/11/25 (date of document)

Regina Sullo

Affiant Signature

6/11/25

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 11 day of June, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202506160047065