THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Derek R Wolfe DEREK R. WOLFE, AFFIANT Subscribed and sworn to before me, this 3 day of June 2025. Ronda Morton NOTARY PUBLIC My Commission Expires: 7-7-25

RONDA MORTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1288488 DEEDQC
06/23/2025 11 58 39 AM 3 pgs
Fees $17 00 Taxes $0 00

20250623-0049005

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DEREK R. WOLFE and LISA WOLFE, CO-TRUSTEES 2510 Sunset Place Nashville, TN 37212	CMG Mortgage, Inc. d/b/a CMG Financial 3160 Crow Canyon Road, Ste. 400 San Ramon, CA 94583	Map and Parcel No.: 104-15-0-077.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Derek R. Wolfe and Lisa Wolfe, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Derek R. Wolfe and Lisa Wolfe, Co-Trustees of the Wolfe Joint Revocable Trust, created May 1, 2025, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2510 Sunset Place, Nashville, Tennessee 37212, and more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 31 on the Map of Sunset Park Subdivision, of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 31 fronts 50 feet on the northerly side of Turner Avenue, formerly "E" Street, now Sunset Place, and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Derek R. Wolfe and Lisa Wolfe, husband and wife, from Harry Johnson Phillips, III, married, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20190325-0026733.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 3 day of June 2025.

Derek R Wolfe
Derek R. Wolfe, Grantor

Lisa Wolfe
Lisa Wolfe, Grantor

RONDA MORTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Derek R. Wolfe**, the Grantor, 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 at office, this 3 day of June 2025.

Ronda Morton
Notary Public

My Commission Expires: 7-7-25

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Lisa Wolfe**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of June 2025.

Ronda Morton
Notary Public

My Commission Expires: 7-7-25

