This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066
G25-23408

Karen Johnson Davidson County
Batch# 1294421 DEEDQC
07/07/2025 03:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250707-0053328

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) **Angela Wunner**	(NAME) Same as new owner	119-14-249
(STREET ADDRESS) 3021 Wingate Ave.		
(CITY) (STATE) (ZIP) Nashville, TN 37211	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Anita Dennis, married, Janice Anderson, married and Melynda Berryman, married, and Leon Pardue III, married, Grantor, does hereby quitclaim and convey unto Angela Wunner, unmarried, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Being Lot No. 33 on the plan of William Lee's Subdivision of the Roth property, as of record in Book 1130, page 67, Register's Office for said County, described as follows:

Beginning on the westerly margin of Wingate Avenue at the corner of lots Nos. 33 and 34; thence with the line between said two lot, westwardly 160 feet to the easterly line of lot "B"; thence with the easterly line of said lot, southwardly 65 feet to the northernly margin of a proposed street; thence with said street, eastwardly 144.74 feet to the beginning of a curve; thence around said curve in a northeasterly direction 31.5 feet to the westerly margin of Wingate Avenue; thence with said Avenue, northwardly 45.1 feet to the beginning.

Being the same property conveyed to Robert Edward Wunner, Jr. and Angela D. Wunner by Deed dated November 24, 1999 from Robert Edward Wunner, a widower, recorded December 3, 1999, in Book 11767, Page 105, Register's Office of Davidson County, Tennessee. The said Robert Edward Wunner retained a life estate and he has since died on December 20, 2011. The said Robert Edward Wunner, Jr. having since died January 15, 2025 leaving as his heirs at law Angela Wunner, Anita Dennis, Janice Anderson, Melynda Berryman, and Leon Pardue III. See affidavits of heirship of record in Instrument Number 202507070053325, Insturment Number 202507070053326 and Instrument Number 202507070053327, said Register's Office.

The property address is 3021 Wingate Avenue, Nashville, TN 37211.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record. This property was not the marital residence of any Grantor herein.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 20th day of June, 2025.

Affiant

My commission expires: 9/19/28
(Affix Seal)

Notary Public

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Witness my hand this 20th day of June, 2025.

Anita Dennis

Janice Anderson

Melynda Berryman

Leon Pardue, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of June, 2025, before me personally appeared **Anita Dennis,** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 20th day of June, 2025.

Notary Public

06/18/2028
My Commission Expires:

NIKKI BARGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-18-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of June, 2025, before me personally appeared **Janice Anderson,** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 20th day of June, 2025.

Notary Public

06/18/2028
My Commission Expires:

NIKKI BARGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-18-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of June, 2025, before me personally appeared **Leon Pardue, III,** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 20th day of June, 2025.

Notary Public

06/18/2028
My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of June, 2025, before me personally appeared **Melynda Berryman,** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 20th day of June, 2025.

Notary Public

06/18/2028
My Commission Expires:



Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 6/20/25 (date of document).

Affiant Signature

6/20/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 20th day of June, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202507070053328