This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1300130 DEEDQC
07/21/2025 12:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250721-0057283

State of Tennessee }
County of Davidson

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

Affiant Signature

Subscribed and sworn to before me on this the 7th day of July, 2025

Marcia Escobar
Notary Public

My Commission expires 10 / 25 / 2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
James Lee Wells, Jr.
833 Ashton Park Way
Mount Juliet, TN 37122

SEND TAX BILLS TO:
James Lee Wells, Jr.
833 Ashton Park Way
Mount Juliet, TN 37122

MAP AND PARCEL NUMBER: 110020C02100CO

QUITCLAIM DEED
25NT00791

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

James Wells and Mariah Wells

By these presents do remise, release and **QUITCLAIM** unto

James Lee Wells, Jr. a married man

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 21, Final Plat, Phase 1, Ashton Park Subdivision, as shown on Plat of record in Instrument No. 20220506-0052365, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to James Wells and Mariah Wells from Drees Premier Homes, Inc., an Ohio corporation, by Special Warranty Deed dated 03/28/2024 and recorded 04/02/2024 in Instrument No. 20240402-0022704, Register's Office of said County.

Being part of the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation from Pardue Family Ashton Park Partnership I, a Tennessee general partnership, by Special Warranty Deed dated 01/02/2023 and recorded 01/03/2023 in Instrument No. 20230103-000312, Register's Office of said County.

Being a portion of the property conveyed to Pardue Family Ashton Park Partnership I, a Tennessee general partnership by Quitclaim Deed from Chris Pardue, dated January 1, 2021, recorded October 13, 2021, of record in Instrument No. 20211013-0137574, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Chris Pardue by the following two deeds: (1) Warranty Deed dated October 15, 1998, recorded October 16, 1998, of record in Book 11158, page 573,

said Register's Office. (2) Warranty Deed dated June 16, 1999, recorded June 22, 1999, of record in Book 11538, page 249, said Register's Office.

This is an improved property commonly known as: 833 Ashton Park Way, Mount Juliet, TN 37122-2932

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

Witness our hands this 7 day of July, 2025.

James Wells aka James Lee Wells Jr.

James Wells aka James Lee Wells, Jr.

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James Wells,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7 day of July, 2025.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Mariah Wells

Mariah Wells

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mariah Wells,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7 day of July, 2025.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 7/7/25 (date of document).

Affiant Signature

7/21/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 of July, 2025

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26