AFTER RECORDING RETURN TO:
Ideal Title
7717 Victory Lane, Suite B
North Ridgeville, OH 44039
File No. IT2506141116

Karen Johnson Davidson County
Batch# 1306614 DEEDQC
08/07/2025 10:15:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250807-0062709

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 044 05 0 225.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 29 day of July, 2025, by and between **SUE ANN DEWOLFE F/K/A SUE ANN BLAIR and RANDALL D. DEWOLFE, wife and husband, who both acquired title as unmarried,** residing at 106 Rayon Drive, Nashville, TN 37138, hereinafter referred to as Grantor(s) and **SUE ANN DEWOLFE and RANDALL D. DEWOLFE, wife and husband, as tenants by the entirety,** residing at 106 Rayon Drive, Nashville, TN 37138, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 106 Rayon Drive, Nashville, TN 37138

Being the same property conveyed to the Grantor(s) in a Deed recorded on 09/15/2011 under Instrument No. 20110915-0071652 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Suann DeWolfe
FKA
Suann Blair

SUE ANN DEWOLFE F/K/A SUE ANN BLAIR

RANDALL D. DEWOLFE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **SUE ANN DEWOLFE F/K/A SUE ANN BLAIR and RANDALL D. DEWOLFE** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Old Hickory, TN, this 29 day of July, 20 25.

Notary Public

My Commission Expires
January 28, 2026

My Commission expires: _____

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Sueann DeWolfe
Affiant

Print Name: Sue Ann DeWolfe

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 28 day of July, 2025

Notary Public
My Commission Expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Name and address for person(s) responsible for taxes:

SUE ANN DEWOLFE and RANDALL D. DEWOLFE
106 Rayon Drive
Nashville, TN 37138

Name and address of property owner:

SUE ANN DEWOLFE and RANDALL D. DEWOLFE
106 Rayon Drive
Nashville, TN 37138

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A 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. 222, ON THE PLAN OF RAYON CITY, OF RECORD IN PLAT BOOK 843, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Parcel ID Number: 044 05 0 225.00

Property commonly known as: 106 Rayon Drive, Nashville, TN 37138

Tennessee Certification of Electronic Document

I, Shaun Dowd, 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 7/29/2025 (date of document).

Affiant Signature

8/7/2025
Date

State of Ohio

County of Lorain

Sworn to and subscribed before me this 7th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

