QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1315288 DEEDQC
08/27/2025 09:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250827-0068500

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-24-2027

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KATHRYN WYANT	**KATHRYN WYANT**	
(NAME) **513 Dutchmans Drive**	(NAME) **513 Dutchmans Drive**	**075 07 0 137.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Hermitage, TN 37076**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **MATTHEW WILLIAMS-WYANT, AN UNMARRIED MAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **: KATHRYN WYANT, AN UNMARRIED WOMAN** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 105 ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION 3 OF RECORD IN PLAT BOOK 4675, PAGE 140, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW WILLIAMS-WYANT AND KATHRYN WILLIAMS-WYANT, HUSBAND AND WIFE, BY WARRANTY DEED FROM 513 DUTCHMANS DRIVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20210820-0113027, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 16, 2021 AND RECORDED ON AUGUST 20, 2021.

This is Improved Property commonly known as: 513 Dutchmans Drive, Hermitage, TN 37076

*** KATHRYN WYANT IS F/K/A KATHRYN WILLIAMS-WYANT.**

*** KATHRYN WYANT AND MATTHEW WILLIAMS-WYANT HAVING SINCE DIVORCED ON DECEMBER 19, 2024.**

*** MATTHEW WILLIAMS-WYANT IS EXECUTING THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ALL OF HIS INTEREST TO SAID PROPERTY AS PURSUANT TO THE FINAL DECREE OF DIVORCE/MARITAL DISSOLUTION AGREEMENT AS SHOWN IN DOCKET NO. 24D-1306 IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, AT NASHVILLE.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 20 day of August, 2025.

MATTHEW WILLIAMS-WYANT

STATE OF Tennessee

COUNTY OF Davidson

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Matthew Williams-Wyant, the within named bargainor, to me known (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, at office, this 20 day of August, 2025.

Notary Signature

My commission expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

Certificate of Authenticity

I, Krystal Schuster, 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 8/20/25.

Date

Affiant Signature

8/20/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of August, 20 25.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)