Karen Johnson Davidson County
Batch# 1315289 DEEDQC
08/27/2025 09:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250827-0068503

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

WG-QCD-25-663

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christina M Wantz	**Same as new owner**	
(NAME) **663 Heritage Drive,**	(NAME) **Same as new owner**	**04207011200**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Same as new owner**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTINA M WANTZ,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CHRISTINA M WANTZ** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that 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. 17 on the Plan of Heritage Village, Section Two, of record in Book 4460, page 160, Register's Office for said County.

SAID Lot No. 17 fronts 103 feet on the westerly side of Heritage Drive and extends back 201.33 feet on the northerly line and 180.13 feet on the southerly line to a dead line, measuring 107.17 feet thereon.

Being the same property conveyed to Francis L. Dacri and Wife, Mary Jane Dacri from Roland Eugene Zimmerman and wife, Katheryn D. Zimmerman by Warranty Deed of record in Book 5769, Page 390 in the Registers Office for Davidson County, Tennessee.

The said Mary Jane Dacri having since died on January 19, 2020. Her interest in the property vested at death in Francis L. Dacri as surviving tenant by the entirety.

The said Francis L. Dacri having since died intestate. His interest in the subject property vested at death in Christina M. Wantz, his heir at law; as evidenced by affidavit of heirship of record in Instrument Number 202508270068502 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **663 Heritage Drive, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 25 day of August, 2025.

Christina M Wantz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINA M WANTZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 25 day of AUGUST, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212



I, **Gabriel R. Lutz**, 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 **8/25/2025** (date of document).

Affiant Signature

Date **8/25/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **25** day of **August**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027