Box 14
2025-345-SH

Karen Johnson
Batch # 1316823
09/02/2025 09 12 32 AM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20250902-0069724

THIS INSTRUMENT PREPARED BY·

Attorneys Title Company, Inc
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS
Madeline DeCuyper, Trustee 3710 Westbrook Avenue Nashville, TN 37204	New Owner	09112015500

QUITCLAIM DEED AND DECLARATION OF TERMINATION OF RETAINED INTERESTS AS TO CERTAIN LAND

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **HOWARD JOHNSON WAYT, JR. and HAMPTON CHARLES WAYT**, hereinafter collectively called the Grantors, by these presents do transfer and quitclaim unto **MADELINE DECUYPER, TRUSTEE OF THE F.A. DECUYPER LIVING TRUST U/A/D DECEMBER 16, 1996**, hereinafter called the Grantee, her successors and assigns, all of Grantors' interest in 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 Nos 518 and 520 of Block 69 on the Map of Plan No 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description

BEING the same property conveyed to F A DeCuyper by deed from Howard Johnson Wayt, Jr. and Hampton Charles Wayt recorded as Instrument No 20040614-0069666, said Register's Office The said F A. DeCuyper died October 24, 2019 leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) in Case No 19P-666 Pursuant to said Will, the property was devised to Madeline DeCuyper, Trustee of the F A DeCuyper Living Trust U/A/D December 16, 1996 The Grantors named herein had previously retained certain easements, rights or other interests (the "Retained Interests") in the above described property By separate deed recorded contemporaneously with this quitclaim deed, the Grantors sold and conveyed such Retained Interests to the within named Grantee. The Retained Interests are hereby declared terminated and ended

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record

The Grantors have executed and delivered this quitclaim deed in order to confirm that they have and retain no interest whatsoever in the above described property, whether as part of the previously described Retained Interests, or otherwise.

IN WITNESS WHEREOF, this instrument has been executed this 27th day of August, 2025

Howard Johnson Wayt, Jr.

Hampton Charles Wayt

Hampton Charles Wayt

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Notarized online using audio video communication

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 27th day of August, 2025

Notary Public
My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16 2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard Johnson Wayt, Jr. and Hampton Charles Wayt, the bargainor, with whom I am personally acquainted, (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 and official seal at Murfreesboro, Tennessee, this 27th day of August, 2025.

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16 2027

Notary Public
My Commission Expires: 05/16/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 27th day of August, 2025.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires 11/19/28

ALABAMA AVE QCD 2

I, Sherri D Hollars, 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 this 29th day of August, 2025.

Date. August 29, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29th day of August, 2025

Notary Public

My commission expires: 5/8/29

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON