QUITCLAIM DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

AJ-QCD-25-2414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF September 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Loretta Denise Wells and Carla Denise Nolley	**New Owners**	**09202042000**
(NAME) **2414 Albion Street**	Karen Johnson Davidson County Batch # 1320595 DEEDQC 09/09/2025 02:43:28 PM 2 pgs Fees $12.00 Taxes $0.00 20250909-0072141	
(ADDRESS) **Nashville, TN 37208**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LORETTA DENISE WELLS ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

LORETTA DENISE WELLS AND CARLA DENISE NOLLEY, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 164, BLOCK 8, OF THE HEFFERNAN SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 164 FRONTS 50 FEET ON THE NORTH SIDE OF ALBION STREET, AND EXTENDS BACK NORTHWARDLY BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LORETTA DENISE WELLS, WITH A LIFE ESTATE RESERVED FOR ANNA L. NICKERSON, BY QUITCLAIM DEED, FROM ANNA L. NICKERSON, OF RECORD IN INSTRUMENT NO. 20140905-0081625, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID ANNA L. NICKERSON HAVING SINCE PASSED ON JULY 14, 2024, TITLE VESTED IN LORETTA DENISE WELLS BY OPERATION OF LAW.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **2414 Albion Street, Nashville, TN 37208.**

Witness our hands this the 5 day of September, 2025.

LORETTA DENISE WELLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 5 day of September, 2025

Notary Public

My Commission Expires 1.22.29

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON