THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

(1)

New Owner:	Send Tax Bills To:	Map & Parcel No:
Bobby R. Wells, II 5708 Briarwick Court Hermitage, TN 37076	Same	087-05-0A-082.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, Bobby R. Wells II, married, the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto Bobby R. Wells, II and Katie Wells, husband and wife, the Grantees, all of his rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Final Plat of Farmingham Woods, Phase II, Section 2 of record in Plat Book 7900, Page 424, 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 Bobby R. Wells II, an unmarried man by Warranty Deed from Zahra Bibi Telwar, NKA Zahra T. Khan, and husband, Zakiullah Khan of record in Instrument No. 20140327-0025117 Register's Office for Davidson County, Tennessee, dated March 25, 2014 and recorded on March 27, 2014.

This is improved property known as 7 Valley Frg, Nashville, TN 37205.

Karen Johnson Davidson County
Batch # 1333593 DEEDQC
10/14/2025 09:55:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251014-0081681

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing his signature this 6th day of October, 2025.

Bobby R. Wells II

Bobby R. Wells, II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Bobby R. Wells, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of October, 2025.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 7/3/28

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 250.00.

Bobbi Wells
AFFIANT

Subscribed and sworn to before me this 6th day of October, 2025.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 7/3/28