Karen Johnson Davidson County
Batch# 1349350 DEEDQC
11/21/2025 08:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251121-0093020

File No: TN-2510-044393-RF
Grantor's Loan No. 6191648461

After Recording, Send to:
Levon Wyatt
2929 Lyndale Dr, Nashville, TN 37207

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Levon Wyatt, 2929 Lyndale Dr, Nashville, TN 37207

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 060-07-0-035.00

QUITCLAIM DEED

Levon Wyatt, a widower, who acquired title as a married person, his former spouse having passed from this life on 3/13/2020 ("Grantor"), of **2929 Lyndale Dr, Nashville, TN 37207**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Levon Wyatt,** a widower ("Grantee"), whose tax mailing address is **2929 Lyndale Dr, Nashville, TN 37207,** with quitclaim covenants, his/her/their interest in the following described real estate:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot 125, Section 4, Plan of Hillhurst Acres, as shown on plat of record in Plat Book 2331, Page 136, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description is the same as in the previous deed of record.

Property Address is: 2929 Lyndale Dr, Nashville, TN 37207

Parcel ID: 060-07-0-035.00

Being that property conveyed from Melvin Wyatt, a married person, and Horace R. Wyatt, a single person to Levon Wyatt, a married person by Warranty Deed recorded May 27, 2008 as Instrument Number 20080527-0053602 in the Official County Records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on November 12, 2025.

Levon Wyatt

Levon Wyatt

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Levon Wyatt**, personally known to me, or has produced Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of November, 2025

Doris Walker
Notary Public

DORIS WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2027
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 12th day of November, 2025.

Notary Public

My Commission Expires: 7-7-2027

SEAL



Tennessee Certification of Electronic Document

I, **Maribel Shmuel** 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 11/12/25 (date of document).

Affiant Signature

11/20/25
Date

State of California

County of Orange

Sworn to and subscribed before me this 20TH day of November, 2025.

ABIGAIL SERNA
COMM. # 2419407
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4, 2026

A. Serna
Notary's Signature

MY COMMISSION EXPIRES: Oct 4, 2026

NOTARY'S SEAL