QUITCLAIM DEED

Karen Johnson
Batch # 1390284
03/09/2026 09:10:19 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260309-0018428

LB-QCD-26-3600

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 3rd DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/16/29
(AFFIX SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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)
Wendy Carolina Soza	**New Owner**	
(NAME)	(NAME)	**136 11 0 060.00**
3708 Priest Lake Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **WENDY CAROLINA SOZA (F.K.A. WENDY CAROLINE D'SOUZA and WENDY C. DEHNER), AN UNMARRIED WOMAN,** hereinafter called the Grantor, by these presents do/does hereby convey, assign and quitclaim unto **WENDY CAROLINA SOZA, AN UNMARRIED WOMAN** 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. 2 on the Plan of Priest Lake Park, Section Nine of record in Plat Book 6900, Page 452, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Wendy C. Dehner, an unmarried person, from Anita Huber Lewis, Martha Huber Fowler, William J. Huber, Christy Huber Hagy, Angelia Neumann, and Larry Joseph Huber, by Warranty Deed, being recorded 4/23/2014 in Instrument 20140423-0034072, said Register's Office, Davidson County, Tennessee.

The said Wendy C. Dehner has since changed her name to Wendy Carolina D'Souza, pursuant to a certain Order titled Changing Name of Wendy Carolina Dehner to Wendy Carolina D'Souza, filed under Docket No. 19-23-III, in the Chancery Court, Part III, for Davidson County, Tennessee, Twentieth Judicial District.

Said Ms. D'Souza subbsequently changed her name to "Wendy Carolina Soza" pursuant to a certain Order of record at Docket No. 25-1772-IV, in the Chancery Court, Part III, for Davidson County, Tennessee, Twentieth Judicial District.

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: **3708 Priest Lake Drive, Nashville, Tennessee 37217**.

Witness my hand this the 3 day of March, 2026.

Wendy Carolina Soza

Wendy Carolina Soza
f/n/a Wendy C. Dehner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDY CAROLINA SOZA, 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 hand and official seal, this the 3 day of mm, 2026

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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