Karen Johnson Davidson County
Batch # 1403176 DEEDQC
04/08/2026 08:47:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260408-0028145

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

NEW OWNER:
C&W Properties, LLC
461 Deerwood Farm Rd.
Union, MO 63084

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
071-14-0E-021.00-CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Dennis Wissmann and Sheri Wissmann, husband and wife,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **C&W Properties, LLC, a Missouri limited liability company,** our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known as designated as Unit No. 21 of Sky at Fern, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Sky at Fern, a Horizontal Property Regime, of record in instrument Number 20160830-0090887, as amended in Instrument Nos. 20170913-0093673 and 20180808-0048087 and 20190410-0032695, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being the same property conveyed to Dennis Wissmann and Sheri Wissmann, husband and wife by Warranty Deed from John Sotirios Ikonomidis and Krystal Ikonomidis, husband and wife of record in Instrument No. 20260331-0025546, Register's Office for Davidson County, Tennessee.

This is improved property known as: 64 Fern Ave., #11, Nashville, TN 37207.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS our hands this the 2nd day of April, 2026.

Dennis Wissmann

Sheri Wissmann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Dennis Wissmann and Sheri Wissmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the within named bargainors and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2nd day of April, 2026.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 2nd day of April, 2026.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027