Karen Johnson Davidson County
Batch# 1404312 DEEDQC
04/10/2026 09:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260410-0029165

FROM:
Madilyn Garrison and Gary Garrison

TO:
John M. Wells, Trustee

FROM
John M. Wells, Trustee

TO:
Madilyn Clark

This instrument was
prepared by:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me on this 9th day of April, 2026.

Notary Public

My Commission Expires: 3/9/2027

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel
Madilyn Clark 2045 Stokes Lane Nashville, TN 37215	NEW OWNER	117-07-0M-017.00-CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, for the purpose of updating title to the property due to a marriage and vesting title to the subject property solely in one owner, **Madilyn Garrison and Gary Garrison,** do hereby quitclaim unto **John M. Wells, Trustee**, his successors and assigns, our entire right, title and interest in and to a certain described parcel of land in Davidson County, Tennessee:

BEING Unit No. 2045, on the plan of Fairsted Park Condominiums , a horizontal property regime established by the Master Deed of record in Instrument no. 20021121-0145225, and as amended in Instrument no. 20030328-0041138, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and being located upon Lot 2 on the plan of Resubdivision of Woman's Club of Nashville, more particularly described in Plat

Book 6200, page 383, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Madilyn Garrison, an unmarried person, and Gary Garrison, a married person, as tenants in common with right of survivorship, by Warranty Deed from Neil Webb and Elizabeth Webb, husband and wife, of record in Instrument No. 20220209-0014843, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2045 Stokes Lane, Nashville, TN 37215.

And now, I, **John M. Wells, Trustee**, for the sole and express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim unto **Madilyn Clark, married**, their heirs and assigns, my entire right, title and interest in and to the following described property:

BEING Unit No. 2045, on the plan of Fairsted Park Condominiums , a horizontal property regime established by the Master Deed of record in Instrument no. 20021121-0145225, and as amended in Instrument no. 20030328-0041138, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and being located upon Lot 2 on the plan of Resubdivision of Woman's Club of Nashville, more particularly described in Plat Book 6200, page 383, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

WITNESS my hands this 9th day of April, 2026.

Madilyn Clark

Madilyn Clark

Gary Garrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Madilyn Clark (formerly known as Madilyn Garrison) and Gary Garrison, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 9th day of April, 2026.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/9/2027

WITNESS my hands this 9th day of April, 2026.

John M. Wells, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared John M. Wells, Trustee, to me known to be the person described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that such person executed the same as such her free act and deed.

Witness my hand, at office, this 9th day of April, 2026.

Charity L. Williams
Notary Public

My Commission Expires: 05/20/26



CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 April 10th, 2026.

Affiant
Date: April 10th, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 10th day of April, 2026

Notary Public

My Commission Expires: 11/8/28

