THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1442684 DEEDQC
07/06/2026 04:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260706-0060784

This conveyance is exempt from conveyance tax
Pursuant to Tenn. Code Ann. § 67-4-409(1)(c)(v) *et seq.*

Preparer's Disclaimer: This instrument was prepared without the benefit of title examination, which was not requested by the parties herein. The Preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, existence or nature of any restrictions, whether there are physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument or any prior instrument in title, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. Further, no advice has been requested of or given by the Preparer regarding any implications regarding taxes, inheritance, estate planning, or the like, which may relate to the use and recording of this instrument. Acceptance and use of this instrument as prepared shall indicate acceptance of the above stated terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Melissa Wachenfeld Young 644 Truxton Court Nashville, TN 37214	Owner	96-11-206p

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Brian Robert Young**, hereinafter called the Grantor, do hereby Quitclaim unto **Melissa Wachenfeld Young**, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 140 on the plan of HICKORY BEND, SECTION 1**, as shown by plat of record in Plat Book 3300, Page 38 and as amended in Book 3615, page 38, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brian Robert Young and Melissa Wachenfeld Young, husband and wife, by Warranty Deed from Wendy A. Gajewski, married, filed on 04/04/2016, at Instrument No. 20160401-0030781, Davidson County Register of Deeds. Brian Robert Young and Melissa Wachenfeld Young are no longer married to each other.

This is property commonly known as 644 Truxton Court, Nashville, TN 37214.*
*Note: An address is not a legal description of real property.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

Witness my hand this 26th day of **June**, **2026**:

Brian Robert Young

STATE OF Delaware

COUNTY OF Sussex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Robert Young** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of **June**, **2026**:

Notary Public

My Commission Expires: 7/31/2027

DAVID N PARKS III
MY COMMISSION
EXPIRES
07/31/2027
NOTARY PUBLIC
STATE OF DELAWARE

Certificate of Authenticity
for Electronically Filed Document

I, W. AARON FORTNER, 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 6/26/2024 (date of document).

Date: 7/2/2024

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 2ND day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/29/2030

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON