BILL GARRETT, Davidson County
Trans: T20140005226 DEEDQC
Recvd: 01/23/14 10:30 2 pgs
Fees: 12.00 Taxes: 0.00
20140123-0006393

#214-004
Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY AND RETURN TO:
M. Todd Jackson, Attorney
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 778-9828 Fax (615) 778-3134

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nutcracker LLC 5042 Thoroughbred Lane Brentwood TN 37027	New Owner
TAX MAP - PARCEL NUMBERS: 078E-C-001.00	

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **K. Janelle Wilson,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto **Nutcracker LLC** its assigns, all of its right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit A and B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Infill Nashville 4418 Lealand Lane Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140115-0004225, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to K. Janelle Wilson by Quitclaim Deed from K. Janelle Wilson, Executor of the Estate of Nell W. Wilson dated December 12, 2013 and recorded December 12, 2013 of record in Instrument No. 20131212-0125939, Register's Office for Davidson County, Tennessee. The said Nell W. Wilson having died on June 3, 2013, leaving Last Will and Testament dated June 15, 2007 admitted to probate in the Chancery Court of Williamson County, Tennessee under Docket No. P7076 and said property having passed to K. Janelle Wilson as the sole beneficiary and heir of Nell W. Wilson

This property commonly known as: **4418 Lealand Lane Nashville, TN 37204**

WITNESS MY HAND on this the 15 day of June, 2014.

K. Janelle Wilson

K. Janelle Wilson

STATE OF TENNESSEE COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state, K. Janelle Wilson to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 15 day of January, 2014.

My commission expires:

Notary Public (Seal)

M. TODD JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 28, 2015

STATE OF TENNESSEE COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 15 day of January, 2014.

Affiant

~~SWORN TO~~ AND SUBSCRIBED BEFORE ME, this the 15 day of January, 2014.

My commission expires:

Notary Public (Seal)

M. TODD JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 28, 2015