QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Debbi A. Madeway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of Feb. 2017

Notary Public

MY COMMISSION EXPIRES: 2-22-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bridgette R. Wilson	Bridgette R. Wilson	064-09-0A-034.00-CO
(NAME)	(NAME)	
2107 Lakeshore Drive	2107 Lakeshore Drive	Davidson County DEEDQC Recvd: 03/01/17 15:11 3 pgs Fees:17.00 Taxes:0.00 **20170301-0020430**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Seth Richmond Wilson and Savannah Jean Wilson (erroneously vested and husband and wife)** , hereinafter called the Grantor(s), has quitclaimed unto **Bridgette R. Wilson, married** , hereinafter called the Grantee(s), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being Unit No. 4420 of Southfork Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6783, Page 839, and Annexation of Phase II, of record in Book 6994, Page 447, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Southfork Condominiums, as shown on Exhibit "B" to the Annexation of Phase II to Master Deed, of record in Book 6994, Page 447, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Seth Richmond Wilson and Savannah Jean Wilson, husband and wife (erroneously conveyed as husband and wife - are brother and sister) by deed dated September 29, 2016 from Joyce C. Stromatt and filed for record in Instrument No. 20161003-0104151, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6250, Page 386; Rights of the Co-Owners of Barry Construction, Co., in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 6783, Page 839 and First Amended in Book 6994, Page 447, inclusive, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute; Covenants, conditions, easements and restrictions recorded, as Book 6906, Page 733 and amended and or made applicable as amended in Book 8291, Page 955; Charter of Southfork Homeowners Association recorded in Book 6790, Page 998 in the Register's Office of Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4420 South Trace Boulevard, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 23rd day of February 2017

Seth Richmond Wilson

Savannah Jean Wilson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Seth Richmond Wilson and Savannah Jean Wilson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of February, 2017.

Notary Public
My Commission Expires: 2/22/2020

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

