BILL GARRETT, Davidson County
Trans:T20170019933 DEEDQC
Recvd: 03/08/17 11:47 3 pgs
Fees:17.00 Taxes:0.00
20170308-0022943

This Instrument Prepared By:
Heather K. Craig, Esq.
Holbrook Peterson Smith, PLLC
Tyson Place, Suite 150
2607 Kingston Pike
Knoxville, Tennessee 37919

Name and Address of Property Owner: tax bills:
Theodore C. Wilson and Nicola D. Wilson, Trustees
Address: 16314 Fallkirk Drive
Dallas, Texas 75248

Name and Address of Property Owner:
Theodore C. Wilson and Nicola D. Wilson, Trustees
Address: 16314 Fallkirk Drive
Dallas, Texas 75248

Parcel Identification Number Assigned by
County Tax Assessor: 145 15 0A 012.00

QUITCLAIM DEED

This Indenture made the 1 day of March, 2017, by and between **Nicola Day Wilson** (a.k.a. Nicola D. Wilson), residing in Dallas County, Texas ("First Party"), and **Theodore C. Wilson and Nicola D. Wilson, Trustees of the Wilson Family Trust dated January 19, 2017**, with full power to sell, mortgage, lease, encumber, alienate, or transfer without joinder of beneficiaries and without obligation of the purchaser to look to the proceeds ("Second Party").

WITNESSETH:

That said First Party, for and in consideration of the sum of One and 00/100 Dollar ($1.00) and other good and valuable consideration to First Party in hand paid by Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold, released, quitclaimed, and conveyed and does hereby grant, bargain, sell, release, quitclaim and convey unto the said Second Party all of First Party's interest (believed to be a remainder interest) in the premises, to-wit:

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. 15B of Stratford Place Residential Condominiums, as described in the Master Deed Establishing Horizontal Property Regime of Stratford Place Residential Condominiums, of record in Book 6742, page 47, in the Registers Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights interests and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, page 47, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dorothy S. Day by deed dated June 30, 1997, and recorded on July 2, 1997 in Deed Book 00010515, Page 0000257 in the Register's Office for Davidson County, Tennessee. Upon the death of Dorothy S. Day, the property passed under the terms of her last will and testament, which was recorded as instrument 20110525-0040207 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO the following: Taxes for the year 2017 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6250, page 220, revised in Book 6250, page 560; Master Deed of record in Book 6472, page 47, amended in Book 7140, page 592 and re-recorded in Book 7234, page 801; Second Amendment of record in Book 7353, page 472; Third Amendment of record in Book 7426, page 234; Fourth Amendment of record in Book 7756, page 116; By-Laws of record in Book 6472, page 86; all of record in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 5320 Otter Creek Court, Brentwood, TN 37027.

THIS DESCRIPTION IS PREPARED FROM INFORMATION FURNISHED TO THE PREPARER; AND NO REPRESENTATION AS TO THE ACCURACY THEREOF IS MADE, INTENDED OR TO BE IMPLIED. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED AND CONVEYED HEREIN.

And all of the estate, right, title and interest of First Party therein. First Party furthermore hereby releases all right to dower and homestead in such premises.

IN WITNESS WHEREOF, the said First Party has caused this instrument to be executed and his name to be assigned hereto by himself the day and year first above written.

Nicola Day Wilson

NICOLA DAY WILSON

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **Nicola Day Wilson,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in the aforesaid county, this 1 day of March, 2017.

JANET P. STRONG
Notary Public, State of Texas
Comm. Expires 01-26-2018
Notary ID 125561490

Janet P Strong

Notary Public

My Commission expires: 01/26/2018

STATE OF TEXAS
COUNTY OF DALLAS

I hereby swear or affirm that the actual consideration for this transfer is zero.

NICOLA DAY WILSON
Affiant

Sworn to and subscribed before me
this 1 day of March, 2017.

JANET P. STRONG
Notary Public, State of Texas
Comm. Expires 01-26-2018
Notary ID 125561490

Notary Public

My Commission Expires:

01/26/2018

4302\001\Deeds\5320 Otter Creek\QCD.W to joint trust.docx