BILL GARRETT, Davidson County
Trans: T20170019933 DEEDQC
Recvd: 03/08/17 11:48 3 pgs
Fees: 17.00 Taxes: 0.00
20170308-0022944

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: 102 12 0 019.C0

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 an undivided ¼ 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 Lot No. 135 on the Plan of Horton Heights, Section VI, as shown on plat of record in Plat Book 2133, Page 24, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Stephen B. Sudberry and wife, Jeannie Day Sudberry (as tenants by the entirety as to one another), and Dave L. Day and wife, Dorothy S. Day (as tenants by the entirety as to one another), the two couples holding as tenants in common as between said couples, by deed dated November 29, 1988, and recorded on November 30, 1988 in Deed Book 00007714, Page 0000698 in the Register's Office for Davidson County, Tennessee. Dave L. Day predeceased Dorothy S. Day in 1994, reference to which is made under Deed Book 00007714, Page 0000698 (a.k.a. 00000771-000069) in the Register's Office for Davidson County, Tennessee, at which time Dorothy S. Day became the sole owner as to a ½ tenant in common interest in the property. Upon the death of Dorothy S. Day, her interest in 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 is improved property, known as 6708 Fleetwood Drive, Nashville, TN 37205.

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

NICOLA DAY WILSON
Affiant

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

Janet P Strong

Notary Public

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

My Commission Expires:

01/26/2018

4302\001\Deeds\6708 Fleetwood\QCD.W to joint trust.docx