Bill Garrett Davidson County
Batch# 76082 DEEDQC
04/04/2018 08:26:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180404-0031397

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Katrina Frierson now known as Katrina Wilson** ("Grantor"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Katrina Wilson and David Wilson,** (Grantee), wife and husband all of her rights, title, and interests in the following described real property, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 12 and a portion of reserved Parcel B on the Plan of Farview, Section II, as of record in Book 3600, Page 6, Register's Office for said County, described as follows:

Lot No. 12; Beginning at a pin in the Northeasterly margin of May drive at a common corner with Lot No. 11; thence, with said margin of said Drive, Northwesterly 51.1 feet to a monument at the beginning of a curve; thence, around said curve having a radius of 25.0 feet, 39.3 feet to a monument in the Southeasterly margin of an unnamed street; thence with said margin of said unnamed street, 115.0 feet to a monument; thence, Southeasterly 78.8 feet to a pin at a common corner with Lot No. 11; thence, with the line of Lot No. 11, 140.2 feet to the point of beginning. Portion of reserved parcel B: Beginning at a concrete monument in the Southeast corner of an unnamed street (sometimes called Mayview Drive) and on the Easterly boundary of said subdivision; thence South 69 degrees 29 minutes West 71.8 feet to a monument; thence South 31 degrees 21 minutes East 78.8 feet to a point; thence continuing the common line between Lots 11 and 12 in a Northeasterly direction to the Easterly boundary of said subdivision; thence in a Northerly direction along said boundary to the point of beginning. Subject to all applicable restrictions and easements of record in Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY: 540 May Drive, Madison, TN 37115

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Cash Deed for Tennessee of record at Instrument Number **Instrument Number 20120612-0051267** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 29th day of **March, 2018.**

Katrina Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Katrina Wilson,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **March, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/19

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

SUBSCRIBED AND SWORN before me this the 29th day of **April, 2018.**

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/15

PROPERTY ADDRESS: **540 May Dr.**
Madison, TN 37115

TAX PARCEL NO.: **04302012500**

PROPERTY OWNER: **Katrina Wilson and David Wilson**
OWNER'S ADDRESS: **540 May Dr.**
Madison, TN 37115

MAIL TAX BILLS TO: **Owners at Owner's Address**

Certificate of Authenticity

I, ASHLEE D PAGE, 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 Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019