Prepared by:

Realty Title & Escrow Company, Inc.
5111 Maryland way, Suite 101
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 144685 DEEDQC
09/25/2018 09:09:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180925-0094725

06-1808-77011

STATE OF TENNESSEE

COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is: $00.00

Affiant

Subscribed and sworn to before me this 21st day of September, 2018.

Notary Public
My commission expires: 4-13-22

MORGAN O'NEILL STATE OF TENNEESSEE NOTARY PUBLIC WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
James E. Wilkerson, Jr. 4028 Lake Parkway Hermitage, TN 37076	New Owner	097-04-0-006.00

QUITCLAIM DEED

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, **Sheranda LaFaye Wilkerson, unmarried,** hereinafter called the Grantor(s), has quitclaimed all her rights, titles and interests, including any right to receive any portion of proceeds from any subsequent sale of the property described herein, pursuant to the Marital Dissolution Agreement and Final Divorce Decree in Docket No. 04D1494, in the Fourth Circuit Court of Davidson County, Tennessee, unto **James E. Wilkerson, Jr.**, hereinafter called the Grantee(s), their heirs and/or assigns, as to 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. 30, on the Plan of Section One, Lake Park, of record in Book 4175, Pages 134 and 135, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James E. Wilkerson, Jr. and Sheranda P. Wilkerson, husband and wife by deed from Ben C. Purnell and Evelyn C. Purnell, husband and wife, dated June 15, 1994, recorded June 20, 1994, of record in Book 9382, Page 400, Register's Office for Davidson County, Tennessee. The said Sheranda LaFaye Wilkerson being one in the same as Sheranda P. Wilkerson.

Witness my hand this 10th day of September, 2018.

Sheranda LaFaye Wilkerson

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Sheranda LaFaye Wilkerson**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro Tennessee, this 10th day of September, 2018.

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-19-2020

Notary Public

My commission expires: 05-19-20

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2029

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY