Karen Y Johnson Davidson County
Batch# 150097 DEEDQC
10/09/2018 10:57:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181009-0099978

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
JAMIE L. WILSON 2229 24TH AVENUE NORTH NASHVILLE, TN 37203	NEW OWNER	8DA/12955 81/2 612.00

KNOW ALL MEN BY THESE PRESENTS:

That CHERYL L. WILSON, (being one and the same as CHERYL LYN JACKSON WILSON), Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 18D927, between JAMIE LEONARD WILSON, Plaintiff, (being one and the same as JAMIE L. WILSON) and CHERYL LYN JACKSON WILSON, Defendant, does hereby demise, release, and forever quitclaim unto the said, JAMIE L. WILSON, his heirs, successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

BEING Lot 3 and 4 Map of T.L. Herbert, Jr. Subdivision (not of record) and being property being described in Deed Book 3569, page 259, Register's Office, Davidson County, Tennessee, and further described according to a survey made by John Kohl, Surveyor, dated May 11, 1984, as follows:

BEGINNING at an iron pin in the west margin of 24th Avenue North, as shown on said survey, being the corner of Lots 2 and 3, said point likewise being 100 feet north of the north line of the subdivision known as Beck Springs Addition, of record in Book 332, page 81, said Register's Office; thence along the line of 24th Avenue North, north 2 degrees 30 minutes east 100 feet to an iron pin; thence north 89 degrees 20 minutes west 160 feet to an iron pin; thence south 89 degrees 20 minutes east 160 feet to the point of beginning.

BEING the same property conveyed to Willis Horton and wife, Celia Horton by deed from N.A. Lindsay and Wife, Helen Lindsay, of record in Book 3569, page 259, said Register's Office. The said Celia Horton having predeceased Willis Horton. Loretta Horton having been appointed Administratrix of the estate Willis Horton as evidenced by Probate Court File No. 72982.

This conveyance is subject to construction easement; permanent easement; sanitary sewers and/or storm drainage easement; and building setback lines of record in Deed Book 3569, page 259, said Register's Office.

Survey by John Kohl dated May 11, 1984 shows sanitary sewers and/or storm drainage easement of record in Deed Book 3569, page 259, and in Deed Book 4070, page 672, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jamie L. Wilson and wife, Cheryl L. Wilson, as tenants by the entirety from Loretta Horton Administratrix of the Estate of Willis Horton, dated June 26, 1984, Identification Reference No. I31952, recorded on June 27, 1984, Book 6324, pages 925-927 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.
This is improved property located at 2229 24th Avenue North, Nashville, Tennessee 37203.
THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said JAMIE L. WILSON, hereby agrees to pay and agrees to hold CHERYL L. WILSON, harmless from the Deed of Trust Note in the Register's Office, Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named CHERYL L. WILSON, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

CHERYL L. WILSON
Grantor

Sworn to and subscribed before me
this 6th day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 11/03/2020

CLAYTON BINGAMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JAMIE L. WILSON, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

JAMIE L. WILSON
Affiant/Grantee

Sworn to and subscribed before me
this 28th day of Aug, 2018.

NOTARY PUBLIC

My Commission expires: 9/7/2020

JUNE N. TULL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY