THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS:
Sandra K. & Ronald J. Wilson
6625 Shadyview Dr.
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 195252 DEEDQC
02/14/2019 10:15:21 AM 2 pgs
Fees: $17.00 Taxes: $0.00



20190214-0013823

MAP: 176050A
PARCEL: 089.00CO

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH TENANTS BY THE ENTIRETY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, we, Sandra K. Wilson fka Sandra K. Dabbs, unmarried and Ronald J. Wilson, unmarried (Grantors), by these presents do hereby quitclaim and convey all of our interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, 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. 282 on the Plan of Hickory Woods Section A of record in Plat Book 6900, Page 884-887, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Sandra K. Dabbs, unmarried and Ronald J. Wilson, unmarried by Warranty Deed dated 12/1/98 from W.L. Bainbridge, Inc. of record in Book 11234, Page 92, said Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 6625 Shadyview Dr., Antioch, TN 37013

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Sandra K. Wilson and Ronald J. Wilson, wife and husband, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 8th day of February, 2019.

Sandra K. Wilson

Ronald J. Wilson

IN WITNESS WHEREOF we have hereunto set our hands on the 8th day of February, 2019.

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Sandra K. Wilson & Ronald J. Wilson, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 8th day of February, 2019.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 8th day of February, 2019.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 8th day of February, 2019.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County