Karen Johnson Davidson County
Batch# 238690 DEEDQC
06/04/2019 02:40:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190604-0053296

Instrument Prepared By:
Petar A. Angelov, Esq.
SMITH CASHION & ORR, PLC
3100 West End Avenue, Suite 800
Nashville, Tennessee 37203
(615) 742-8555

QUITCLAIM DEED

New Owner Address:	Send Tax Bills To:	Parcel Identification:
Rachid A. El Bobou and Lisa L. El Bobou 928 Graceland Court Goodlettsville, Tennessee 37072	Rachid A. El Bobou and Lisa L. El Bobou 928 Graceland Court Goodlettsville, Tennessee 37072	007 14 0 020.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Estate of Brodie Wilkinson Sr.,** by and through Brodie Wilkinson Jr. Administrator, and **Brodie Wilkinson Jr.** in his individual capacity, hereinafter called the Grantors, by these presents do hereby quitclaim and convey unto **Rachid A. El Bobou and wife, Lisa L. El Bobou**, hereinafter called the Grantees, their successors and assigns, any and all of the Grantors' right(s), title, and interest(s) in and to the following real property situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 81 on the Plan of Grizzard Manor, Section 4, as of record in Book 4675, Page 156, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said property.

And being the same property, conveyed to the Estate of Brodie Wilkinson Sr., by grantors, Wayne Wilkinson and Wife, Wanda Wilkinson, by Deed in Instrument No. 20190604-0053295, in the office of the Register of Deeds for Davidson County, Tennessee.

And being the same property conveyed to Wayne Wilkinson and wife, Wanda Wilkinson by Brodie Wilkinson Sr., by deed in Instrument No. 20160324-0027886, in the office of the Register of Deeds for Davidson County, Tennessee.

And also being the same property conveyed to Brodie Wilkinson Sr., and wife, Mavella Wilkinson, by deed in Instrument No. 20090513-0044004, in the office of the Register of Deeds for Davidson County, Tennessee. Mavella Wilkinson passed away on January 31, 2016 and predeceased her husband, Brodie R. Wilkinson Sr., leaving her husband Brodie R. Wilkinson Sr. as the surviving tenant by the entirety and sole owner of the subject property at the time of her death.

Brodie R. Wilkinson Sr. having passed away on October 5, 2018, leaving Brodie R. Wilkinson Jr., as his sole heir at law, and Brodie R. Wilkinson Jr. having been previously appointed by the Probate Court for Robertson County Tennessee as Administrator of the Estate of Brodie R. Wilkinson Sr. by the Chancery Court for Robertson County, Tennessee by order dated November 8, 2018.

This is improved property known as 928 Graceland Court, Goodlettsville, Tennessee 37072.

AND NOW, The Estate of Brodie Wilkinson Sr., by and through Brodie Wilkinson Jr. Administrator, and Brodie Wilkinson Jr. in his individual capacity, for the express purpose of carrying out the intent of the conveyance, as set out above, do hereby quitclaim and convey unto **Rachid A. El Bobou and wife, Lisa L. El Bobou**, their successors and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as set forth above.

This conveyance is made solely for the purpose of conveying any and all interest the Grantors have in and to said tract of land known as 928 Graceland Court, Goodlettsville, Tennessee, 37072, and more fully described above, and is in resolution of certain litigation pending regarding the subject property pending in the Circuit Court for Davidson County Tennessee, Docket No. 16C2967.

Witness my hand on this the 29th day of April, 2019.

Brodie Wilkinson Jr. in his individual capacity

Brodie Wilkinson Jr., Grantor

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brodie Wilkinson Jr.**, with whom I am personally acquainted and who, upon oath, swears to the contents of this instrument and upon oath acknowledges before me on this date that being informed of the contents of the foregoing document and being authorized to do so, he executed the same voluntarily for the purposes contained therein.

Sworn to and subscribed to before me on this the 29th day of April, 2019.

{SEAL} BENJAMIN A. BEAN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1/25/2020

Brodie Wilkinson Jr., Administrator of the Estate of Brodie Wilkinson Sr.

Brodie Wilkinson Jr., Administrator of the Estate of Brodie Wilkinson Sr.

STATE OF TENNESSEE)

COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brodie Wilkinson Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he is the properly appointed Administrator of the **Estate of Brodie Wilkinson Sr.** and that he, in such capacity of Administrator, executed the within instrument for the purposes therein contained by and on behalf of said Estate.

Sworn to and subscribed to before me on this the 29th day of April, 2019.

{SEAL}

NOTARY PUBLIC

My Commission Expires: 1/25/2020

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

STATE OF TENNESSEE)

COUNTY OF Robertson)

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me on this the 29th day of April, 2019.

{SEAL}

Notary Public

My Commission Expires: 1/25/2020