Karen Johnson Davidson County
Batch# 255042 DEEDQC
07/10/2019 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190710-0067335

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Charhula Wilson
Affiant

Subscribed and sworn to before me, this 9th day of July, 2019.

Notary Public

My commission expires: 9/7/21

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Charhula Wilson	**New Owner**	**091-06-00-444-00**
2313 St. Louis Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DEBORAH L. WILSON , " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto CHARHULA WILSON, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of the Subdivision of part of Lot No. 16 of the Nichol Property of record in Book 2, Page 49, Chancery Court at Nashville, Tennessee.

Said Lot No. 10 fronts 50 feet on the southerly side of Visallia Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rosie Lee. Wilson-Shield and Parrish M. Wilson as joint tenants with right of survivorship by quitclaim deed from Earl E. Johnson dated 4/27/01 of record in Instrument No. 20010510-0048760, Register's Office of Davison County, Tennessee. Rosie Lee Wilson-Shield died on 11/20/14 leaving Parrish M. Wilson as the surviving tenant. Parrish M. Wilson died intestate on 3/23/19 leaving his spouse, Deborah L. Wilson as his sole heir at law.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 2313 St. Louis Street, Nashville, TN 37208.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 9th day of July, 2019.

Deborah L Wilson

DEBORAH L. WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Deborah L. Wilson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of July, 2019.

My commission expires: 9/7/21

NOTARY PUBLIC

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

201907100067335

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

