2

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8 DAY OF August, 2019

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, PLC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1186LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jody C. Wilson	SAME AS	14702018700
4755 Milner Drive	New owner	
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARK L. WILSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JODY CARLA WILSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4755 Milner Drive, Nashville, TN 37211

Witness my hand on this 8th day of August, 2019.

Mark L. Wilson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 8th day of August, 2019.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

Karen Johnson Davidson County
Batch# 270808 DEEDQC
08/13/2019 11:45:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190813-0080638

19-1186LA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section One Battery Crest, of record in Plat Book 2900, Page 91, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Jody C. Ryan, unmarried and Mark L. Wilson, unmarried, as tenants in common with full right of survivorship, by Quitclaim Deed from Jody C. Ryan, unmarried, of record in Instrument No. 20151103-0111976, dated October 28, 2015 and recorded on November 03, 2015.

And being the same property conveyed to Jody C. Ryan, a single woman, by Warranty Deed from Darren J. Ely, a single person, of record in Instrument No. 20111130-0092908, in the Register's Office of Davidson county, Tennessee, dated November 18, 2011 and recorded on November 30, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE BATTERY CREST, as recorded in Plat Book 2900, Page(s) 91.

4. Easement for Public Utility Easement, recorded in Book 5025, Page 86.

5. Restrictive Covenants of record in Book 3072, Page 429 and amendment recorded in Book 3098, Page 290

***Jody C. Ryan is NKA as Jody Carla Wilson

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY