Karen Johnson Davidson County
Batch# 352826 DEEDQC
02/04/2020 09:49:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200204-0012608

THIS INSTRUMENT PREPARED BY:
Jason P. Williams, Esq. (615)589-1654
407 Zephyr Cv
Lebanon, TN 37087

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
162-09-0C-548.00-C

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Margaret T. Williams	New Owner	Map 162-9
3030 Ned Shelton Rd, Unit 224		Parcel 548
Nashville, TN 37217		

THIS INSTRUMENT, made and entered into this 28TH day of JANUARY, 2020, by and between Jason Proctor Williams *("Grantor")* and Margaret T. Williams *("Grantee")*;

EXEMPT: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

WHEREAS, Jason Proctor Williams, a resident of Wilson County, Tennessee, owning certain real estate described herein; and

WHEREAS, pursuant to the Final Divorce in Jason Proctor Williams v. Margaret Terrell Williams, Circuit Court of Davidson County, Tennessee, Twentieth Judicial District, Docket No. 18DI599, Grantor and Grantee and all marital bonds between them were severed; and encumbrances as may affect the premises.

FOR AND IN CONSIDERATION of the sum of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and **quitclaim** unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate in Davidson County, Tennessee, to wit:

Being Unit No. A, located on Lot No. 25, on the plan of Cedarwood Condominiums, Phase II (Revised) of record in Plat book 5200, Page 317, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Jason Proctor Williams by deed from Thomas Wayne Williams, Jr., Administrator of The Estate of Evelyn Marie Proctor Williams of record in Book 10746, page 170, Register's Office for Davidson County, Tennessee.

The above-described property is improved property located at 548 Cedar Drive Nashville, TN 37211.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of the following: All easements, covenants, conditions and restrictions of record; all legal highways, Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Right of tenants in possession.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of JANUARY, 2020

BY: _____
Jason Proctor Williams

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, in and for the said County and State aforesaid, personally appeared Jason Proctor Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purposes therein contained, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal at Nashville, Tennessee, this 28th day of January, 2020.

Susan Hawk
Notary Public

My Commission Expires:
5/9/23

SUSAN HAWK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or property is good and valuable consideration, but no monetary consideration.

Jason J. Williams
Affiant

Sworn to and subscribed before me on this 30th day of January, 2020.

Michelle Dilly
Notary Public

My Commission Expires: 11/26/22

MICHELLE DILLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN