THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 369422 DEEDQC
03/09/2020 12:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200309-0026276

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Timothy J. Wilson and Joan C. Terry 2612 Polo Court Nashville, TN 37211	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity ISAOA, ATIMA P.O. Box 961292 Fort Worth, TX 76161-0292	172-15-0A-27.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Timothy J. Wilson, a married man,** by these presents do hereby quitclaim and convey unto **Timothy J. Wilson and wife Joan C. Terry,** their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 277 on the Plan of Section Thirteen, Holt Woods of record in Plat Book 9700, Page (s) 598 and 599, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cynthia E. Collins, and spouse, Tyrone Collins by Warranty deed from Elizabeth K. Edwards, married, also known as Kim Harper of record in Instrument No. 20000260063514 Register's Office for Davidson County, Tennessee, dated June 20, 2000 and recorded on June 26, 2000.

Being the same property conveyed to Timothy J. Wilson, an unmarried man by Warranty deed from Cynthia E. Collins and spouse Tyrone Collins of record in Instrument No. 20171229-0132164 Register's Office for Davidson County, Tennessee, dated December 28, 2017 and recorded on December 29, 2017.

This is improved property also known as 2612 Polo Court Nashville, Tennessee 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
26TH day of FEBRUARY 2020

Affiant

My commission expires:

Notary Public

(Affix Seal)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-15-2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25 day of February, 2020.

Timothy J. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Timothy J. Wilson, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 25 day of February, 2020.

Notary Public

My Commission Expires:

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022