THIS INSTRUMENT PREPARED BY:
Paul W. Moser
Attorney at Law
5505 Edmondson Pike, Ste. 11
Nashville, Tennessee 37211
615-662-3697

Karen Johnson Davidson County
Batch# 412859 **DEEDQC**
06/10/2020 10:43:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200610-0059451

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

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

Affiant

Subscribed and sworn to before me, this 26th day of May, 2020, Hamilton County, Tennessee.

Notary Public

My commission expires: 9-4-2023

SHERYL M. FOWLER
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

QUITCLAIM DEED

ADDRESS NEW OWNER:
Beauty Miller
4772 Drakes Branch Road, # R
Nashville, TN 37218

SEND TAX BILLS TO:
Beauty Miller
4772 Drakes Branch Road, # R
Nashville, TN 37218

MAP/PARCEL:
82-3-146

THIS INDENTURE, made this the 26th day of May, 2020, between and **Rubye Wilson, First party, and Beauty Miller, Willard Wilks, and Stephen Wilks, Second Parties.**

WITNESSETH:

That said First Parties, for and in consideration of the sum of One AND NO/100ths DOLLARS ($1.00) and other good and valuable consideration to me in hand paid by Second Party, the receipt of which is hereby acknowledged, has granted, bargained sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Second Party, all of my interest, however acquired, in the following described premises, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 82, Block 1 on the Map of Heffernan Place, of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a complete and accurate description thereof.

Being the same property received by inheritance by Rubye Wilson, Beauty Miller, Willard Wilks and Stephen Wilks as legal heirs upon the death of James Wilks and Juanita Wilks, deceased and widowed, from James Wilks, unmarried. Being the same property conveyed to Juanita Wilks, unmarried (now deceased and widowed) and James Wilks, unmarried as tenants-in-common with right of survivorship, from Brenda Hill-Tribett, a married woman and Ludell Hill, a married man, by Warranty Deed dated March 19, 1999, Book number 11432, Page 100, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to applicable restrictions, building set-back line, existing easements, and to all conditions as shown on the recorded map.

The preparer of this Deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands, and seals the day and year first above written.

RUBYE WILSON

STATE OF TENNESSEE)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, RUBYE WILSON, the within named bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Hamilton County, this the 26th day of May, 2020.

NOTARY PUBLIC

CHELSEA COYLE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires: 11/22/2020