Karen Johnson Davidson County
Batch# 455147 DEEDQC
08/12/2020 10:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200812-0089828

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation. Grantor has procured accounting advice from his tax preparer and not from the Preparer of this document.

ADDRESS NEW OWNER:	Patricia Lynn Richardson Mikusa and Pamela Faye Richardson Parton 4991 Edmondson Pike Nashville, TN 37211
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS.	146-06-0 137.00
Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Jesse M. Wilson, unmarried** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Patricia Lynn Richardson Mikusa and Pamela Faye Richardson Parton, as tenants in common each with a one-half undivided interest**, (herein "Grantee") their successors and assigns, all of my interest (subject to the life estate reserved herein) in the following described tract or parcel of land in **Davidson County**, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 676 on the Plan of Caldwell Hall, Section V, as of record in Book 3106, Page 15, Register's Office for said County.

Said Lot No. 676 fronts 75.2 feet on the northwesterly margin of Edmondson Pike, running back between lines measuring 255 feet on the northeasterly side and 220.6 feet on the southwesterly side to a dead line in the rear measuring 82.65 feet thereon.

This conveyance is subject to any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Being the same property conveyed to Jesse M. Wilson from Jackie G. Wilson and Jackie I. Wilson, by Quitclaim Deed recorded on January 26, 2009, in Instrument No. 20090126-0006601, said Register's Office.

Granter reserves unto himself a Life Estate in the subject property described herein.

Jesse M. Wilson

Said property has a common address of 4991 Edmondson Pike, Nashville, TN 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11th day of August 2020.

Jesse M. Wilson
Jesse M. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office, this 11th day of August 2020.

Kimberly J. Thompson
Notary Public
My Commission Expires:_____

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ZERO.

X Jesse M. Wilson
Affiant

Subscribed and sworn to before me this 11th day of August 2020

Kimberly J. Thompson
Notary Public
My Commission Expires _____

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022