RECORDATION REQUESTED BY / RETURN TO:

WFG Lender Services
2625 Townsgate Rd. #101
Westlake Village, CA 91361
File No. 1586599TN

Karen Johnson Davidson County
Batch# 460479 DEEDQC
08/20/2020 08:48:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200820-0093833

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 023-00-0-129-00

QUIT CLAIM DEED

THIS DEED made and entered into on this 01 day of 07, 2020, by and between **Christopher Wilson, who erroneously acquired title as Christian Wilson and Jenna Wilson, husband and wife and Thomas Coppers, a married man, joined in execution by his spouse, Rebecca Coppers, as tenants in common**, a mailing address of 5276 Lickton Pike, Goodlettsville, TN 97072, hereinafter referred to as Grantor(s) and **Christopher Wilson and Jenna Wilson, husband and wife**, a mailing address of 5276 Lickton Pike, Goodlettsville, TN 97072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 5276 Lickton Pike, Goodlettsville, TN 97072

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) from Kelly McCartney in a prior Deed recorded under Instrument Number 20190522-0048290, recorded on 05/22/2019 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Christopher Wilson, who erroneously acquired title as Christian Wilson

Jenna Wilson

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Christopher Wilson, who erroneously acquired title as Christian Wilson and Jenna Wilson**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TN, this 01 day of 07, 2020.

Clinton Bryant
Notary Public
My Commission expires: 03-08-21

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Thomas Coppers
Thomas Coppers

Rebecca Coppers
Rebecca Coppers

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Thomas Coppers and Rebecca Coppers**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TN, this 01 day of 09, 2020.

Clinton Bryant
Notary Public
My Commission expires: 03-08-21

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Clinton Bryant
Affiant

STATE OF TN
COUNTY OF DAVIDSON

Sworn to before me this 01 day of 07, 2020.

Clinton Bryant
Notary Public
My Commission Expires: 03-08-21

CLINTON BRYANT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/08/2021
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:

Christopher Wilson and Jenna Wilson
5276 Lickton Pike
Goodlettsville, TN 97072

Name and address of property owner:

Christopher Wilson and Jenna Wilson
5276 Lickton Pike
Goodlettsville, TN 97072

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF REVISED MCMURTRY SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 5190, PAGE 369, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEGINNING AT A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF LICKTON PIKE, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO FRED TRUE ETUX, BY DEED OF RECORD IN BOOK 1338, PAGE 338, SAID REGISTER'S OFFICE; THENCE, WITH THE WESTERLY MARGIN OF SAID ROAD, SOUTH 7 DEGREES 00 MINUTES WEST 284.40 FEET TO A CONCRETE MONUMENT; THENCE NORTH 83 DEGREES 00 MINUTES WEST 294.65 FEET TO AN IRON PIN; THENCE NORTH 7 DEGREES 00 MINUTES EAST, 481.30 FEET TO AN IRON PIN IN THE SOUTHERLY BOUNDARY OF THE N.E. CUMMINGS PROPERTY OF RECORD IN BOOK 2151, PAGE 362, REGISTER'S OFFICE; THENCE WITH CUMMINGS SOUTHERLY BOUNDARY SOUTH 88 DEGREES 00 MINUTES EAST 100 FEET TO AN IRON PIN AT TRUE'S NORTHWEST CORNER; THENCE WITH TRUE'S BOUNDARY, SOUTH 7 DEGREES 00 MINUTES WEST 200 FEET TO AN IRON PIN; SOUTH 81 DEGREES 21 MINUTES 35 SECONDS EAST 195.24 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4 ACRES, MORE OR LESS.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO Christian Wilson and Jenna Wilson, husband and wife, and Thomas Coppers, a married man as tenants in common BY DEED FROM Kelly McCartney, unmarried DATED May 15, 2019 AND RECORDED May 22, 2019 UNDER 20190522-0048290 OF THE Davidson COUNTY, TN RECORDER'S OFFICE.

APN: 023-00-0-129-00

PROPERTY COMMONLY KNOWN AS: 5276 LICKTON PIKE, GOODLETTSVILLE, TN 97072

Tennessee Certification of Electronic Document

I, Autumn R Carnegie, 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.

Signer's Name

Signature

State of PA

County of Allegheny

Personally appeared before me, Tina Darick, a notary public for this county and state, Autumn R Carnegie, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: 2-10-2021

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
TINA M DARICK
Notary Public
FINDLEY TWP. ALLEGHENY COUNTY
My Commission Expires Feb 10 2021

NOTARIAL SEAL
TINA M DARICK
Notary Public
FINDLEY TWP. ALLEGHENY COUNTY
My Commission Expires Feb 10 2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731