THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 145-10-0
PARCEL: 076.00

NEW OWNER'S ADDRESS:
William Todd Wilford and Stacie Knight Evans
1248 Mary Helen Drive
Nashville, TN 37220

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd, Suite 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

Karen Johnson Davidson County
Batch# 490834 DEEDQC
10/07/2020 09:48:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20201007-0116165

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common, with rights of survivorship, I, William Todd Wilford, an unmarried man, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 10 BRIGID ANN HEIGHTS, SECTION THREE (REVISED), REVISIONS OF LOTS 6, 7, 8, 9 AND 10, as shown on plat of record in Plat Book 5210, Page 8, in the Register's Office. Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Todd Wilford, an unmarried man by Warranty Deed dated 04/27/2017 from NBD Enterprises, LLC, an Arizona Limited Liability Company of record in Instrument No. 20170502-0043133, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as: 1248 Mary Helen Drive, Nashville, TN 37220.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto William Todd Wilford, an unmarried man and Stacie Knight Evans, an unmarried woman, as tenants in common, with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 25th day of September, 2020.

William Todd Wilford

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named William Todd Wilford, the Bargainor, with whom I am personally acquainted (or 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 an official seal this the 25th day of September, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or 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 an official seal this the 25th day of September, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 25th day of September, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

Karen B. Heavener
State of Tennessee Notary Public
Davidson County