QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 539309 DEEDQC
12/21/2020 11:27:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201221-0151037

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No.: RES-20-678 Refi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheronda Wilson	NEW OWNER	058 12 0 028.00
(NAME)	(NAME)	
2317 South Grafton Court Nashville, Tennessee 37217	(SAME)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **FREDERICK J.L. WILSON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SHERONDA WILSON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 194A on the Plan of Royal Hills, Section 3 as of record in Book 6250, Page 914, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frank L. Keeling, Jr., by Cash Deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C., dated September 29, 1988, recorded on October 5, 1988, in Book 7670, Page 631, in the Register's Office of Davidson County, Tennessee. The said Frank L. Keeling, Jr., having died October 18, 2019.

Further being the same property conveyed to Frederick J.L. Wilson by Executrix's Quitclaim Deed from Frankie Denise Keeling, Executrix of the Estate of Frank L. Keeling, Jr., deceased, dated June 12, 2020, recorded September 16, 2020, in Instrument No. 20200916-0105999, in the Register's Office of Davidson County, Tennessee.

This is **improved** property, known as 678 Putnam Drive, Nashville, TN 37218
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of December, 2020.

Frederick J.L. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frederick J.L. Wilson,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 2020.

Commission expires: 3/6/24

Notary Public

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171