Karen Johnson Davidson County
Batch# 608521 DEEDQC
04/07/2021 09:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210407-0045598

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00) Kerry L. Wilson Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 DAY OF APRIL 2021 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL) GROVER C. COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON

This Instrument Prepared By:
Grover C. Collins, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
KERRY WILSON and SHERRY WILSON (NAME)	**NEW OWNER** (NAME)	**09202016500**
2715 MEHARRY BLVD **NASHVILLE, TN 37208** (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 6 day of April 2021, the undersigned, **CHARLIE MAE WILSON**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim all her interests being one third (1/3) to **KERRY L. WILSON, A SINGLE WOMAN OR WHOSE SPOUSE HAS NO INTEREST,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **2715 MEHARRY BLVD NASHVILLE, TN 37208** and more particularly described as follows:

BEING Lot No. 40, Block 4, on the Map of Heffernan Place, of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 43 feet on the southerly side of Heffernan Street, now Meharry Blvd., and runs back between lines along the easterly margin of an alley, 150 feet more or less to another alley in the rear on which it measures 37.8 feet.

BEING the same property conveyed to Charlie Mae Wilson and Sherry Wilson and Kerry Wilson, all unmarried by Warranty Deed from Cass F.L. Teague and Helen Noel Teague of record in Book 10306, Page 538, Register's Office for Davidson County, Tennessee.

The intent of this transfer is to transfer the Grantor's one third (1/3) interest to Kerry Wilson giving her a two thirds (2/3) interest in the Property and leaving Sherry Wilson with a one third interest (1/3) in the Property.

This improved property more commonly known as 2715 Meharry Blvd, Nashville, TN 37208

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 6 day of April, 2021.

GRANTOR: Charlie Mae Wilson

Charlie Mae Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **CHARLIE MAE WILSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 6 day of April, 2021.

GROVER C COLLINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09-07-2021
COUNTY OF DAVIDSON

Notary Public

My Commission Expires

True Copy Certification

I, Grover Collins, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MARCH 7, 2023
Notary's Seal (if on paper)

