This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 617274 DEEDQC
04/16/2021 03:58:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210416-0051522

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Angela Corder** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Elaine Wilson,** (Grantee), a single woman , all of her rights, title, and interests in the following described real property, to wit:

BEING the easterly 60 feet of the northerly 50 feet of Lot No 4 on the Plan of A.W. Wills Subdivision of part of the McFerrin Land in Northeast Nashville, as of record in Book 57, Page 82, Register's Office for said County.

Said part of Lot No. 4 fronts 60 fee on the southerly side of Evanston Avenue and runs back betweem parallel lines with the westerly margin of an alley 50 feet to a dead line.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Affidavit of Heirship of record at Instrument No. ____20210416005152l____ in the Register's office of Davidson County, TN. Being previously conveyed to Frank J Wilson by Warranty Deed of record at Book 7325, Page 776 in the Register's Office of Davidson County, TN. Frank J Wilson died intestate on 06/20/2019.

Grantor warrants that this property is not her primary residence.

IN TESTIMONY WHEREOF I/we have executed this instrument the 16th day of **April, 2021.**

Angela Corder
Angela Corder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Angela Corder** , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of **April, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 16th day of **April, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**406 Evanston Ave, Nashville, TN 37207**
TAX PARCEL NO.:	**082 03 0 449.00**
PROPERTY OWNER:	**Elaine Wilson**
OWNER'S ADDRESS:	**406 Evanston Ave, Nashville, TN 37207**
MAIL TAX BILLS TO:	owner at property address

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, AshLee DPage a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

AshLee DPage
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022