Karen Johnson Davidson County
Batch# 641271 DEEDQC
05/20/2021 01:45:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20210520-0068785

This Form furnished by: **STELLA KAMM MALLINAK, ATTORNEY, ROGERS, SHEA & SPANOS**

FROM:
SANDRA WILSON, ALANA S. WILSON, and SANDRA WILSON AS CUSTODIAN AND LEGAL GUARDIAN OF HER MINOR SON, COLLIN S. WILSON

TO:
GEORGE R. WILSON JR.

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
George R. Wilson Jr. 6036 Bradford Hills Drive, Nashville, Tennessee 37211	SAME	172 12 0B 117.00

STATE OF Calif }
COUNTY OF San Diego }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$ None**.

Sandra M Wilson
SANDRA WILSON

Alana S Wilson
ALANA S. WILSON

Sandy Wilson
SANDRA WILSON AS CUSTODIAN AND GUARDIAN OF HER MINOR SON, COLLIN S. WILSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29, DAY OF Dec, 2020.

J. Clay
NOTARY PUBLIC

MY COMMISSION EXPIRES: 01.06.2023
(AFFIX SEAL)

This Instrument Prepared By:

STELLA KAMM MALLINAK, ATTORNEY
Rogers, Shea, & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

J. CLAY
Notary Public - California
San Diego County
Commission # 2270436
My Comm. Expires Jan 6, 2023

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

We, Stephen L. Wilson's heirs, **SANDRA WILSON, ALANA S. WILSON,** and **SANDRA WILSON AS THE NATURAL GUARDIAN AND CUSTODIAN OF HER MINOR SON, COLIN S. WILSON,** who own a fifty percent (50%) undivided interest in a certain parcel of land in Davidson County, Tennessee, as hereinafter described, do hereby quitclaim all of our right, title and interest in said parcel of land unto **GEORGE R. WILSON JR.** Said parcel of land being quitclaimed hereunder is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 500 on the Plan of Section Seven (7), Bradford Hills, of Record in Plat Book No. 7900, Page No. 06, and Book No. 7900, Pages 337 and 338, the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same real property conveyed to Rachel Linn Wilson, a widowed person, by Warranty Deed dated August 8, 2003, from Joel Patrick Lanier, an unmarried person, of Record at Instrument No. 20030813-0116160, Register's Office for Davidson County, Tennessee. Also being the same real property conveyed to George R. Wilson and Stephen L. Wilson by Quitclaim Deed dated July 27, 2004, of Record at Instrument No. 20040727-0089703, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The plan of record in Plat Book No. 7900, Page No.'s 337-338, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book No. 8267, Page 616; Book No. 8267, Page No. 618; Book No. 8372, Page No. 901; Book No. 8374, Page No. 591; Book No. 8522, Page No. 853; Book No. 8069, Page No. 170, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book No. 8071, Page No. 520, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of Record in Book No. 8154, Page No. 304; Book No. 9779, Page No. 672, Register's Office for Davidson County, Tennessee.

Boundary Plat of Record in Book No. 7900, Page No. 6, Register's Office for Davidson County, Tennessee.

By-Laws of Record in Book No. 8071, Page No. 531, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights and claims of parties in possession not shown by the public records.

Encroachment, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This is improved real property, known as: **2712 Call Hill Road, Nashville, Tennessee 37211.**

GEORGE R. WILSON JR., as the Executor of the estate of Rachel Linn Wilson, Seventh Circuit Court Davidson County Docket No. 19P-740, would state that Rachel Linn Wilson died on December 23, 2018, and thus, she no longer holds a life estate in said property. Said property is quitclaimed free of any life estate reserved to Rachel Linn Wilson.

IN WITNESS WHEREOF, the parties have set their signatures.

12-29-20
DATE

SANDRA WILSON, individually

12-29-20
DATE

ALANA S. WILSON, individually

12-29-20
DATE

SANDRA WILSON, as guardian and custodian of her minor son, COLLIN S. WILSON

2/25/21
DATE

GEORGE R. WILSON JR., as Executor of the estate of Rachel Linn Wilson

STATE OF Calif. }
COUNTY OF San Diego }

Personally appeared before me, J. Clay, a Notary Public in and for said County and State, the within named, **SANDRA WILSON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at La Mesa, Calif, San Diego County, on this the 29 day of Dec, 2020.

J. Clay
NOTARY PUBLIC

J. CLAY
Notary Public - California
San Diego County
Commission # 2270436
My Comm. Expires Jan 6, 2023

My Commission Expires: 01-06-2023.
DATE

STATE OF Calif }
COUNTY OF San Diego }

Personally appeared before me, J Clay, a Notary Public in and for said County and State, the within named, **ALANA S. WILSON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at La Mesa, Calif, San Diego County, on this the 29 day of Dec., 2020.

J. Clay
NOTARY PUBLIC

My Commission Expires: 01.06.2023
DATE

J. CLAY
Notary Public · California
San Diego County
Commission # 2270436
My Comm. Expires Jan 6, 2023

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, Danielle Hendrickson, a Notary Public in and for said County and State, the within named, **GEORGE R. WILSON, JR.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 25th day of February, 2020.

DANIELLE S. HENDRICKSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 11-8-2021

NOTARY PUBLIC

My Commission Expires: 11-8-21.
DATE

Tennessee Certification of Electronic Document

I, Gene F. Guerre, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Jessica Stanford, a notary public for this county and state,
Notary's Name

Gene F. Guerre, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

JESSICA STANFORD NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-6-2025

MY COMMISSION EXPIRES: 01-06-2025

(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

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