Karen Johnson Davidson County
Batch# 641271 DEEDQC
05/20/2021 01:45:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20210520-0068786

This Form furnished by: **GENE F. GUERRE, ATTORNEY, ROGERS, SHEA & SPANOS**

FROM:
GEORGE R. WILSON JR.

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

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Sandra Wilson et. al. 4512 Maple Avenue La Mesa, California	SAME	172 12 0B 128.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

George R. Wilson Jr.
GEORGE R. WILSON JR.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 2021.

Jessica Stanford
NOTARY PUBLIC

MY COMMISSION EXPIRES: 01-06-2025.
(AFFIX SEAL)

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

This Instrument Prepared By:

GENE F. GUERRE, ATTORNEY
Rogers, Shea, & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

Grantor and Grantees 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.

I, **GEORGE R. WILSON JR.**, 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 my right, title and interest in said parcel of land unto the heirs of Stephen L. Wilson, **SANDRA WILSON, ALANA S. WILSON**, and **COLLIN S. WILSON as joint tenants with rights of survivorship.** Said parcel of land being quitclaimed hereunder is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 451 on the Plan of Section Seven (7), Bradford Hills, as of Record in Plat Book No. 7900, Page No. 337, 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 Quitclaim Deed dated February 19, 2004, from Rachel Linn Wilson, as the Executrix of the Estate of Lucy Emma Meadows, of Record at Instrument No. 20040220-0019628, 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: **2737 Call Hill Road, Nashville, Tennessee 37211.**

Furthermore, I, **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 as such, Rachel Linn Wilson 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 I have hereunto set my hand on this the ____ day of April 27th, 2021.

GEORGE R. WILSON JR., individually

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 6 day of MAY, 2021.

MAY 6 2021

DATE

SANDRA WILSON, individually

May 6, 2021

DATE

ALANA S. WILSON, individually

May 6 2021

DATE

SANDRA WILSON, on behalf of COLLIN S. WILSON, a minor child, as guardian and custodian of her minor child

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 6 day of May, 2021.

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 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 on behalf of COLLIN WILSON, a minor child, as guardian and custodian of her minor child,** 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 6 day of May, 2021.

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 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 6 day of May, 2021.

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, Jessica Stanford, 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 27th day of April, 2021.

Jessica Stanford
NOTARY PUBLIC

My Commission Expires: 01-06-2025
DATE

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

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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