Karen Johnson Davidson County
Batch# 652403 DEEDQC
06/09/2021 10:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210609-0077316

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Walter H. Wilson, Jr. and Elizabeth Fernandez-Wilson, 150 Brighton Close, Nashville, TN 37205

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Walter H. Wilson, Jr. and Elizabeth Fernandez-Wilson	Walter H. Wilson, Jr. and Elizabeth Fernandez-Wilson	104130F15000CO
150 Brighton Close	150 Brighton Close	
Nashville, TN 37205	Nashville, TN 37205	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, WALTER H. WILSON, JR. and wife, ELIZABETH FERNANDEZ-WILSON, formerly known as LISA FRENANDEZ-WILSON, as to an undivided 1/2 interest, and ~~PEGGY L. FRENANDEZ,~~ holder of a life estate reserved into an undivided 1/2 interest, by Quitclaim Deed recorded as Instrument Number 20120112-0003302, in the Office of the County Register of Deeds for Davidson County, Tennessee, and ELIZABETH FERNANDEZ-WILSON, formerly known as LISA FRENANDEZ-WILSON, as recipient of the remainder interest into the undivided 1/2 interest, subject to the life estate granted by PEGGY L. FRENANDEZ,, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto WALTER H. WILSON, JR. and ELIZABETH FERNANDEZ-WILSON, husband and wife, hereinafter referred to as "Grantee", whose mailing address is: 150 Brighton Close, Nashville, TN 37205, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon and being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 150 ON THE PLAN OF BRIGHTON CLOSE, PHASE 1A, 1B, 1D AND PHASE II, AS OF RECORD IN PLAT BOOK 7900, PAGE 136, AMENDED IN PLAT BOOK 9700, PAGE 180, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Tax ID No.: 104130F15000CO

Being all of that certain property conveyed to Walter H. Wilson, Jr. and wife, Lisa Frenandez-Wilson and Peggy L. Frenandez, unmarried, from Anne Boatman, unmarried, by deed dated 05/31/2001 and recorded 06/12/2001 as Instrument Number 20010612-0061726, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Being all of that certain property conveyed to Lisa Fernandez-Wilson , her undivided one-half interest from Peggy L. Fernandez, unmarried, by deed dated 01/11/2012 and recorded 01/12/2012 as Instrument Number 20120112-0003302, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 150 Brighton Close, Nashville, TN 37205.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of May, 20 12.

TRACEY Y. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

WALTER H. WILSON, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that WALTER H. WILSON, JR., with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 11th day of May, 20 12.

Notary Public
My Commission expires: 11-3-2020

TRACEY Y. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Elizabeth F. Wilson formerly known as
ELIZABETH FERNANDEZ-WILSON, formerly
known as LISA FERNANDEZ-WILSON

~~Lisa F. Wilson~~
Lisa Fernandez-Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ELIZABETH FERNANDEZ-WILSON, formerly known as LISA FERNANDEZ-WILSON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 11th day of May, 2021.

Notary Public
My Commission expires: 11-3-2020

TRACEY Y. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

~~PEGGY L. FRENANDEZ~~

STATE OF TENNESSEE
COUNTY OF _____

~~I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that PEGGY L. FRENANDEZ with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this ____ day of _____, 20____.~~

~~Notary Public~~
~~My Commission expires~~:

True Copy Certification

I, Allyn Morgan, 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 _____
Allyn Morgan

State of Texas,

Count of Dallas,

Personally appeared before me, Kayla mcqueery, notary public for this county and state, appeared allyn morgan 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: 6/27/2021

Notary Seal

