AFTER RECORDING RETURN TO:
Allegiant Reverse Services
905 Highland Pointe Drive Suite 150
Roseville, CA 95768
File No. ARS-54512

Karen Johnson Davidson County
Batch# 707309 DEEDQC
08/31/2021 09:38:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210831-0117037

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 096 09 0 018.00

QUITCLAIM DEED

THIS DEED made and entered into on this 19th day of August, 2021, by and between **Michael Wilson, a married man, as his sole and separate property,** a mailing address of 407 Seneca Court, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Michael Wilson and Mary Wilson, husband and wife, as joint tenants with right of survivorship**, a mailing address of 407 Seneca Court, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

BEING LOT NO. 211 ON THE PLAN OF WOODBERRY PARK OF RECORD IN BOOK 2133, PAGE 117, 118 AND 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Property Address: 407 Seneca Court , Nashville , TN 37214

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20111214-0097341, recorded on 12/14/2011 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Michael Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Michael Wilson, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN., this 19th day of August, 2021.

Nicole L. Brown
Notary Public
My Commission expires: January 6, 2025

NICOLE L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Mary Wilson Michael Wilson
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to before me this 19th day of August, 2021.

Nicole L. Brown
Notary Public
My Commission Expires: January 6, 2025

NICOLE L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

Name and address for person(s) responsible for taxes:

Michael Wilson and Mary Wilson
407 Seneca Court
Nashville, TN 37214

Name and address of property owner:
Michael Wilson and Mary Wilson
407 Seneca Court
Nashville, TN 37214

ARS-54512

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 211 ON THE PLAN OF WOODBERRY PARK OF RECORD IN BOOK 2133, PAGE 117, 118 AND 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Tax Parcel ID No.: 096 09 0 018.00

Commonly known as: 407 Seneca Court, Nashville, TN 37214

However, by showing this address no additional coverage is provided

Tennessee Certification of Electronic Document

I, Kristen Carlisle, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/19/2021 (date of document).

Affiant Signature

8/28/2021
Date

State of Maryland

County of Carroll

Sworn to and subscribed before me this 28 day of AUGUST, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/07/2024

NOTARY'S SEAL

