Prepared by Equitus Law Alliance, PLLC
P.O. Box 280240
709 Taylor St.
Nashville, TN 37228

Prepared without title search and based on Information supplied by Shannon Wilhelm

Quitclaim Deed

Address of New Owner:	Send Tax Bills To:	Map and Parcel:
Shannon M. C. Wilhelm 1440 Pawnee Trail Madison, TN 37115	Same as before Framinghan Mortgage 2002 Richard Jones Rd. Suite 300A Nashville, TN 37115	06302012500

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid and receipt of which is acknowledged and for the purpose of settling property rights in a divorce filed in the Third Circuit Court of Davidson County, Tennessee, Case No. 21D1448 and other good and valuable consideration, Christopher John Wilhelm ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers to Shannon M. C. Wilhelm and her heirs and assigns forever all of his right title and interest in and to a certain tract of real estate in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee being Lot No. 1, Final Plat of M.R. Stokes Subdivision No. 1, of record in Plat Instrument No. 20030203-0014464, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Christopher J. Wilhelm and Shannon Marie Wilhelm by Kathy Allen, unmarried, by Warranty Deed on June 10, 2016 and of record as Instrument Number 20160616-0061114 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all easements and rights- of- way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee as well as found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat record in the office for the Register of Deeds Office for Davidson County, Tennessee. This conveyance is made to subject to any unpaid taxes and encumbrances.

This property is improved property known as 1440 Pawnee Tr., Madison, TN 37115.

Karen Johnson Davidson County
Batch# 817886 DEEDQC
03/09/2022 08:17:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220309-0026652

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this 2nd day of March, 2022.

Christopher J. Wilhelm ("Grantor")

In witness whereof, the Grantor hereby affixes his signature on this the 2nd day of March, 2022.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is a Marital Dissolution Agreement in Davidson County, Third Circuit Court, divorce Case. No. 21D1448.

Christopher J. Wilhelm ("Grantor")

Sworn and subscribed to before me,
this 2nd day of March, 2022.

Notary Public

My commission expires: 7-9-2022

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christopher J. Wilhelm, with whom I am personally acquainted and who acknowledged upon oath that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd of March, 2022.

My commission expires: 7-1-22 Notary Public: _____