QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 827220 DEEDQC
03/23/2022 11:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220323-0033410

The actual consideration or value for this transfer is $ -0-.

Lacey Wilson
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 15 day of March 2022

NOTARY PUBLIC
My Commission Expires: 03/06/2024

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP / PARCEL NO.
PATRICIA ANN SIVILS LACEY M. WILSON, J.T.R.O.S. 905 Cleves Street Old Hickory, TN. 37138	New Owners	044 15 0 / 175.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by my daughter, LACEY M. WILSON, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **PATRICIA ANN SIVILS,** un-married, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all right title and interest equitable and otherwise unto:

PATRICIA ANN SIVILS, un-married, and **LACEY M. WILSON,** un-married the GRANTEES herein, their heirs and assigns, to hold as ***Joint Tenants with Rights of Survivorship*** and not as Tenants in Common, (See **Bryant v. Bryant,** 522 S.W.3d 392 (Tenn. 2017)), a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee Being Lot No. 242 of Section "A" on the Plan of E.I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, pages 68 Register's Office for Davidson County, Tennessee.

Said Lot No 242 fronts 57 feet on the Easterly side of Cleves Street and extends back 88.1 feet on the Northerly line, and 88.2 feet on the Southerly line, to a dead line, measuring 57 feet thereon.

Being all the same property conveyed to Richard Lee Sivils and wife, Patricia Ann Sivils, by deed from Billy L. Pendley and wife Doris M. Pendley dated March 30, 1984, and of record in Book 6261, page 594, Register's Office for Davidson County, TN. The said Richard Lee Sivils having died August 6, 2017, leaving his widow, Patricia Ann Sivils as the surviving tenant by the entirety.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including:
2021 Taxes, All matters shown on the Plan of record in Book 1424, page 68, said Register's Office.

Telephone line easement of record in Book 662, page 743, said Register's Office.
Right-of-way easement of record in Book 626, page 556, said Register's Office.

This is improved property known as: 905 Cleves Street, Old Hickory, TN 37138.

Witness my hand this 15 day of March 2022.

PATRICIA ANN SIVILS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, the within named PATRICIA ANN SIVILS the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 15th day of March, 2022.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

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QUITCLAIM

DEED

From:
PATRICIA ANN SIVILS

To:
PATRICIA ANN SIVILS
and LACEY M. WILSON,
In Joint Tenancy with
Rights of Survivorship

Property:
905 Cleves Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

Johnny@LJELAW.com

202203230033410

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 March 15 2022.

Leroy Johnston Ellis, IV, Affiant

03/15, 2022
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 15 day of March, 2024.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

SEAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com