Karen Johnson Davidson County
Batch# 830565 DEEDQC
03/29/2022 12:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220329-0036204

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: 20/20 Title, LLC, 333 Technology Drive, #112, Canonsburg, PA 15317

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Karen E. Wilson and Terry D. Wilson	Karen E. Wilson and Terry D. Wilson	012 00 0 044.00 & 012 00 0 045.00
1123 Springfield Highway	1123 Springfield Highway	
Goodlettsville, Tennessee 37072	Goodlettsville, Tennessee 37072	

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(4)

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, KAREN E. WILSON, a married woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto KAREN E. WILSON and TERRY D. WILSON, wife and husband, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 1123 Springfield Highway, Goodlettsville, Tennessee 37072, 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:

TRACT 1

A tract of land in Davidson County, Tennessee, described as follows:

Situated about three miles north of Goodlettsville, and on the east side of the Nashville and Springfield New Highway.

BEGINNING at a point in the center of Mansker's Creek, John Tinnon's northeast corner and runs westwardly and with John Tinnon's north boundary line to State Highway #41; thence northerly with said Highway 266 feet to a stone; thence easterly 150 feet to the center of Mansker's Creek; thence southerly with center of said creek and Carrie Tinnon's line to the beginning.

TRACT 2

Land in the 10th Civil District of Davidson County, Tennessee, as follows:

BEGINNING at a point in the east fence line of the new highway at a rock; thence south along said fence of the Highway south 544 feet to the middle to a concrete bridge over a creek known as Manskers Creek; thence in a northeasterly direction along the meanderings of said Manskers Creek a distance of 432 feet to a point; thence from said point in a northwesterly direction along the line between the lands of Draper and Williams on a distance of 272 feet to the rock in the fence line of the new aforesaid highway, the point of beginning, being a tract of land in a triangular shape, bounded on the west by the New Highway, on the south by Manskers Creek, and on the north by the Land of Williamson and Draper

Tax ID No.: 012 00 0 044.00 & 012 00 0 045.00

BEING the same property conveyed to Karen E. Wilson by Deed dated January 24, 2011, recorded February 1, 2011, as Instrument Number 20110201-0008682, 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 1123 Springfield Highway, Goodlettsville, Tennessee 37072.

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 23rd day of February, 2022.

Karen E. Wilson

KAREN E. WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KAREN E. 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 23rd day of February, 2022.

Deborah L. Gaunt

Notary Public
My Commission expires: 11/06/2024

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Karen E. Wilson
KAREN E. WILSON

TERRY D. WILSON

Subscribed and sworn to before me this 23rd day of February, 2022.

Deborah L. Gaunt

Notary Public
My Commission expires: 11/06/2024

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Katelynn McAllister, 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 February 23, 2022 (date of document).

Katelynn McAllister
Affiant Signature

3/1/2022
Date

State of PA

County of Washington

Sworn to and subscribed before me this 1st day of March, 2022.

DeAnna Lynn Barton
Notary's Signature

MY COMMISSION EXPIRES: 4/11/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232540
Member, Pennsylvania Association of Notaries