Karen Johnson Davidson County
Batch# 869058 DEEDQC
06/09/2022 01:31:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220609-0065889

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280448221

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 018 11 0 034.00
EXEMPT UNDER CODE 6: PURSUANT TO DIVORCE DECREE.

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED made and entered into on this 17 day of May, 20 22, by and between **Andrew Wilson, an unmarried man and Melinda Wilson, an unmarried woman who acquired title as husband and wife**, residing at 102 Charleston Drive, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **Andrew Wilson, an unmarried man**, residing at 102 Charleston Drive, Goodlettsville, TN 37072, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 102 Charleston Drive, Goodlettsville, TN 37072

Being the same property conveyed to the Grantor(s) in a Deed recorded on 08/05/2015 under Instrument Number: 20150805-0078008 in the Register's Office of Davidson County, Tennessee.

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

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

Andrew S. Wilson
Andrew Wilson

STATE OF TENNESSEE
COUNTY OF Sum

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Andrew 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 TN, this 17 day of My, 2024.

Notary Public

My Commission expires: 3424

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

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

Melinda Wilson

STATE OF TENNESSEE
COUNTY OF Sum

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Melinda 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 TN, this 17 day of May, 2022.

Notary Public

My Commission expires: 3424

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

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.

Andrew S. Wilson

Affiant

Print Name: Andrew Wilson

STATE OF TN
COUNTY OF Sum

Sworn to before me this 12 day of May, 2022.

Notary Public
My Commission Expires: 3424

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

Andrew Wilson
102 Charleston Drive
Goodlettsville, TN 37072

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY

Name and address of property owner:

Andrew Wilson
102 Charleston Drive
Goodlettsville, TN 37072

LEGAL DESCRIPTION
EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF FINAL PLAT OF SECTION ONE, CHARLESTON SQUARE SUBDIVISION, OF RECORD IN BOOK 4860, PAGES 37 AND 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 6 FRONTS 126.0 FEET ON THE SOUTHWESTERLY MARGIN OF CHARLESTON DRIVE AND EXTENDS BACK 141.8 FEET ON THE SOUTHEASTERLY LINE AND 146.4 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 102.9 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ANDREW WILSON AND MELINDA WILSON, BY DEED DATED 7/29/2015, RECORDED 8/5/2015, IN 20150805-0078008, DAVIDSON COUNTY RECORDS.

018 11 0 034.00

COMMONLY KNOWN AS: **102 Charleston Drive, Goodlettsville, TN 37072**

Tennessee Certification of Electronic Document

I, Jordan Smith, 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 May 17 2022 (date of document).

Affiant Signature

6/2/2022
Date

State of PA

County of Allegheny

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

Notary's Signature

MY COMMISSION EXPIRES: 2/18/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
KEARA L. HOLLINGSWORTH - Notary Public
Allegheny County
My Commission Expires February 18, 2026
Commission Number 1411554

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