This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 961166 DEEDQC
01/13/2023 02:00:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230113-0003106

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Dolly & Dennis Wilbon 1308 Apache Lane Madison, TN 37115	NEW OWNER	053-00-0-023.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dolly Edwards n/k/a Dolly Wilbon** "the Grantor," conveys and quitclaims unto **Dolly Wilbon and Dennis Wilbon, wife and husband, with rights of survivorship** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Apche Close, as shown on plat of record in Plat Book 8250, Page 539, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed by Warranty Deed to Dolly Edwards, from Raymond A. Wilhoite, unmarried, on June 12, 2013, and recorded on July 11, 2013, in Instrument No. 20130711-0071906 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 10 day of January, 2023.

Dolly Wilbon (SEAL)
Dolly Edwards n/k/a Dolly Wilbon

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, Dolly Edwards n/k/a Dolly Wilbon, the within named Grantor, 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.

WITNESS my hand and official seal this 10 day of January, 2023.

JOHN BOBBITT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My commission expires: 10/23/23

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

Katelyn Wilkerson
(Affiant)

Notary Public

My commission expires: 10/23/23

JOHN BOBBITT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY