Karen Johnson Davidson County
Batch# 979572 DEEDQC
03/10/2023 02:53:30 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20230310-0017609

Prepared without the benefit of title insurance. Preparer is not the person closing this transfer, and Parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation. Parties agree that preparer has not rendered advice regarding tax or estate matters.

| | |
|---|---|
| ADDRESS NEW OWNER: | Maurice and LaJunda Wilhoite<br>3241 Hummingbird Drive<br>Nashville, TN 37218 |
| SEND TAX BILLS TO: | New Owner |
| MAP-PARCEL NOS. | 059130040.00 |
| Prepared by: | Cindy S. Smith, Attorney at Law<br>Post Office Box 292004<br>Nashville, TN 37229-2004 |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration with a value greater than Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, and for the express purposes of making a **re-conveyance to Maurice Wilhoite and LaJunda Wilhoite, husband and wife, as tenants by the entirety,** we, **Maurice Wilhoite** and **LaJunda Wilhoite,** (herein "Grantors") by these presents do hereby quitclaim and convey all of our interest to **Cindy S. Smith, Trustee, with full power to transfer and convey,** (herein "Trustee") her successors and assigns, all of our interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Treppard Heights, Section No. 7, of record in Plat Book 2900, Page 13, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Maurice D. Wilhoite and Joyce Nadine Hickerson, as equal tenants in common, from Barbara V. Thomas, Executor of the Estate of Oesteen Wilhoite, by Executor's Deed recorded on September 25, 2017, in Instrument No. 20170925-0098121, Register's Office for Davidson County, Tennessee.

Joyce Nadine Hickerson conveyed her interest in said property to Maurice and LaJunda Wilhoite by Quitclaim Deed recorded on July 16, 2018, in Instrument No. 20180716-0068958, Register's Office for Davidson County, Tennessee.

Maurice D. Wilhoite is one and the same person as Maurice Wilhoite.

This is improved property with a common address of 3241 Hummingbird Drive, Nashville, TN 37218.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I the said **Cindy S. Smith, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all of my interest in said property to **Maurice Wilhoite and LaJunda Wilhoite, husband and wife, as tenants by the entirety,** the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect said premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall refer to the appropriate gender as the context requires.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22 day of February 2023

Maurice Wilhoite

**Maurice Wilhoite**

LaJunda Wilhoite

**LaJunda Wilhoite**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Maurice Wilhoite and LaJunda Wilhoite,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of February 2023.

Sarah Winfree

Notary Public
My Commission Expires: 11-3-25

SARAH WINFREE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $zero. LaJunda Wilhoite

Affiant

Subscribed and sworn to before me this 22nd day of February 2023.

Sarah Winfree

Notary Public
My Commission Expires 11-3-25

SARAH WINFREE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Trustee

**Cindy S. Smith, Trustee**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Cindy S. Smith, Trustee,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of January 2023.

Notary Public
My Commission Expires:

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

# AFFIDAVIT FOR RECORDING

I, Cindy S. 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 **February 22, 2023** (date of document).

Cindy S. Smith, Affiant

03/10/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 10th day of March, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026