Karen Johnson Davidson County
Batch# 988541 DEEDQC
04/05/2023 08:27:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230405-0024632

This Instrument Prepared By:

Sawnie R. Aldredge, Esq.
P.O. Box 120713
Nashville, Tennessee 37212

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The 2023 Wilson Community Property Trust 150 Brighton Close Nashville, TN 37205	The 2023 Wilson Community Property Trust 150 Brighton Close Nashville, TN 37205	104130F15000CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(c)(vi), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Walter H. Wilson, Jr.** and **Elizabeth Fernandez-Wilson**, by these presents do hereby quitclaim and convey unto **Walter H. Wilson, Jr.** and **Elizabeth Fernandez Wilson, as Trustees of The 2023 Wilson Community Property Trust** created pursuant to instrument of revocable trust dated March 31, 2023, their successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of her right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

LAND in DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 150 ON THE PLAN OF BRIGHTON CLOSE, PHASE 1A, 1B, 1D AND PHASE II, AS OF RECORD IN PLAT BOOK 7900, PAGE 136, AMENDED IN PLAT BOOK 9700, PAGE 180, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being all of that certain property conveyed to Walter H. Wilson, Jr. and wife, Lisa Fernandez-Wilson and Peggy L. Fernandez, unmarried, from Anne Boatman, unmarried, by deed dated 05/31/2001 and recorded 06/12/2001 as Instrument Number 20010612-0061726, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Being all of that certain property conveyed to Lisa Fernandez-Wilson, her undivided one-half interest from Peggy L. Fernandez, unmarried, by deed dated 01/11/2012 and recorded 01/12/2012 as Instrument Number 20120112-0003302, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Being all of that certain property conveyed to Walter H. Wilson, Jr and wife, Elizabeth Fernandez-Wilson from Walter H. Wilson, Jr. and wife, Elizabeth Fernandez-Wilson by deed dated 05/11/2020 and recorded 06/09/2021 as Instrument Number 20210609-0077316, in the Office of the County Register of Deeds for Davidson County, Tennessee.

This is improved property, known as 150 Brighton Close, Nashville, Tennessee 37205.

WITNESS my hand this 31st day of March, 2023.

Walter H. Wilson, Jr.

Elizabeth Fernandez Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sawn. R. Aldr, Notary Public, **Walter H. Wilson, Jr.** and **Elizabeth Fernandez Wilson**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 31 day of Marc, 2023.

SAWNIE R. ALDREDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-2-2024