QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES: 1-11-26

(AFFIX SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 994162 DEEDQC
04/19/2023 03:07:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230419-0028898

THIS INSTRUMENT WAS PREPARED BY (and return to):

Ryan Terrell Law, PLLC
1308 Rosa L. Parks Blvd.
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kirk Wills and Cliff Wills	**Same**	**Map 109-1-0-A Parcel 49CO**
(NAME) **86 Weeping Elm Rd.**	(NAME)	
(ADDRESS) **Mt. Juliet, TN 37122**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KIRK WILLS, MARRIED, AND CLIFF WILLS, MARRIED, AS TENANTS IN COMMON ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

KIRK WILLS, MARRIED, AND CLIFF WILLS, MARRIED, AS TENANTS IN COMMON ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 57, ON THE PLAN OF LAKERIDGE, PHASE TWO OF RECORD IN PLAT BOOK 9700, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO T. DOUGLAS WILLS (BEING THE SAME PERSON AS DOUGLAS WILLS) AND WIFE, LUCY EMILY WILLS, BY WARRANTY DEED FROM FRANK BATSON HOMES, INC. OF RECORD IN BOOK 10291, PAGE 794, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 12, 1996, AND RECORDED ON DECEMBER 16, 1996.

THE SAID LUCY EMILY WILLS, HAVING SINCE DIED ON MARCH 25, 2018, LEAVING SAID PROPERTY TO HER HUSBAND DOUGLAS WILLS, BY BOTH EMILY WILLS' LAST WILL AND TESTAMENT AND THROUGH INTESTATE SUCCESSION DUE TO BEING MARRIED TO HIM AT THE TIME OF DEATH.

THE SAID DOUGLAS WILLS, HAS SINCE PASSED AWAY ON NOVEMBER 8, 2022, LEAVING SAID PROPERTY TO HIS ONLY HEIRS AT LAW, KIRK WILLS AND CLIFF WILLS, EVIDENCED BY AFFIDAVITS OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20230419-0028896 AND 20230419-0028897, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY WAS NEVER AND HAS NEVER BEEN THE MARITAL RESIDENCE OF EITHER KIRK WILLS AND HIS WIFE NOR CLIFF WILLS AND HIS WIFE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **3908 Lakeridge Run, Nashville, Tennessee, 37214**

Witness our hands this the 14th day of April, 2023.

Kirk Z. Wills
KIRK WILLS

CLIFF WILLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KIRK WILLS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of April, 2023.

Notary Public

My Commission Expires: 1-11-26

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLIFF WILLS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of April, 2023.

Notary Public

My Commission Expires: 1-11-26

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY