Karen Johnson Davidson County
Batch# 997282 DEEDQC
04/28/2023 08.27.03 AM 3 pgs
Fees. $18 00 Taxes $212.75
20230428-0031270

THIS INSTRUMENT PREPARED BY·
Joshua D Hankins, Esq
HANKINS LAW
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Hendersonville, Tennessee 37075
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THE INFORMATION CONTAINED HEREIN WAS SUPPLIED BY THE PARTIES HERETO WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER OF THIS DEED MAKES NO WARRANTY AS TO STATE OF TITLE TO THE PROPERTY CONVEYED HEREIN OR TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To.	Map-Parcel Number(s)
Sandra E Cantrell, Sue Ann Jennings and Donnie R. Eatherly 1720 West End Avenue, Suite 600 Nashville, TN 37203	Same	019-14-0-001.00

FOR AND IN CONSIDERATION of the sum of Fifty-Seven Thousand Five Hundred and 00/00 Dollars ($57,500.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SERENA WILKINSON (a/k/a Serina Wilkerson), a resident of the State of Tennessee ("Grantor"), by these presents, transfers and conveys unto SANDRA E. CANTRELL, SUE ANN JENNINGS and DONNIE R. EATHERLY, each a resident of the State of Tennessee (collectively, "Grantees"), their respective heirs, successors and assigns, each a one-third (1/3th) interest in Grantor's two and one-half percent (2.50%) undivided tenant-in-common interest in and to that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property")

SEE FULL DESCRIPTION ON ATTACHED EXHIBIT A.

The Subject Property is improved property known as 240 East Cedar Street, Goodlettsville, Davidson County, Tennessee 37072. Grantor's interest in and to the Subject Property is conveyed to Grantees, their respective heirs, successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the interests in and to the Subject Property to Grantees on an "as-is, where-is" basis

IN WITNESS WHEREOF, I have hereunto set my signature to be effective as of April 24, 2023.

GRANTOR:

Serena Wilkinson
SERENA WILKINSON

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Kathleen Kirby, a Notary Public of said County and State, personally appeared SERENA WILKINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Nashville, Tennessee, this 24 day of April, 2023.

Kathleen Kirby
Notary Public

My Commission Expires: 9/8/2025

KATHLEEN KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)

COUNTY OF Sumner)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(D), the actual consideration given for this transfer or value of property conveyed (whichever is greater) is Fifty-Seven Thousand Five Hundred and 00/100 Dollars ($57,500.00).

AFFIANT

Sworn to and subscribed before me, this 24th day of April, 2023.

Amy Hankins
Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

EXHIBIT A

LEGAL DESCRIPTION

ALL that tract or parcel of land lying and being in Davidson County, Tennessee, being Lot No. 5 on the Final Plat of Northgate Industrial Park, Resubdivision of Lots 4 and 5, Section 4, as of record in Plat Book 7900, page 451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to J.D. Eatherly, Donnie R. Eatherly, Sandra G. Cantrell, Sue Ann Jennings, and Serina Wilkerson, each as tenants-in-common with ownership interests of 67.5%, 10%, 10%, 10% and 2.5%, respectively, by deed from W.B. Wiggins, Jr., of record in Book 11626, page 768, said Register's Office.

Said Serina Wilkerson is one and the same person as Serena Wilkinson.

Said Sandra G. Cantrell is one and the same person as Sandra E. Cantrell.