Karen Johnson Davidson County
Batch# 1009781 DEEDQC
06/01/2023 08:29:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230601-0041177

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

AJ-AOH-QCD-23-3012

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Deanna Wilkerson and Darrell Lee Verble (NAME)	**New Owners** (NAME)	
3012 Melody Lane (ADDRESS)	(ADDRESS)	**08408010300**
Nashville, TN, 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elizabeth Deanna Wilkerson and Darrell Lee Verble,** hereinafter called the Grantors, by these presents do hereby convey, assign, and quitclaim unto **Elizabeth Deanna Wilkerson and Darrell Lee Verble**, hereinafter called the Grantees, their heirs, successors, and assigns, all Grantors' right, title, and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 145 on the Map of Lincoya Hills, Section VI, as of record in Book 2331, page 71, in the Register's Office for said County.

Said Lot No. 145 fronts 107.43 feet on the southeasterly side of Melody Lane and extends back between lines 221.9 feet on the northeasterly line and 327.6 feet on the southwesterly line to a dead line on which it measures 89 feet.

Being the same property conveyed to **Leroy Verble and wife, Betty Jean Verble** by **Quitclaim Deed** from **Frank M. Newman**, of record in **Book 9559, Page 418**, in the Register's Office for Davidson County, Tennessee.

The said **Leroy Verble** having since died on August 17, 2021, the property vested completely in the remaining tenant by the entirety, **Betty Jean Verble**, by operation of law. The said **Betty Jean Verble** having since died intestate on April 4, 2023, the property of the said **Betty Jean Verble** vesting at her death in **Elizabeth Deanna Wilkerson and Darrell Lee Verble**, as evidenced by Affidavits of Heirship of record in Instrument Nos. 20230531-0040828 and 20230531-0040829, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3012 Melody Lane, Nashville, TN, 37214**.

Witness my hand this the 22 day of May, 2023.

Elizabeth Deanna Wilkerson

Elizabeth Deanna Wilkerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Elizabeth Deanna Wilkerson**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of May, 2023.

Dara Warren

Notary Public
My Commission Expires: Oct 2, 2023
(SEAL)

DARA WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 2, 2023

Witness my hand this the 22 day of May, 2023.

Darrell Lee Verble

Darrell Lee Verble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Darrell Lee Verble**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of May, 2023.

Dara Warren

Notary Public
My Commission Expires: Oct 2, 2023
(SEAL)

DARA WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 2, 2023

I, Adam H. Jefferson, 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 May 31, 2023 (date of document).

Adam H. Jefferson

Affiant Signature

Date 5-31-2023

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 05/05/2026
DAVIDSON COUNTY

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: