QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10 00

Nancy Gayle Gantzer
Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2023

Notary

STACEY ANGELLO NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Karen Johnson Davidson County
Batch# 1019834 DEEDQC
06/27/2023 04 19 38 PM 3 pgs
Fees $17 00 Taxes $0 00
20230627-0049048

THIS INSTRUMENT PREPARED BY:
Stacey Angello
The Law Office of Stacey Angello
14345 Lebanon Rd. Suite A
Old Hickory, Tennessee 37138
(615) 449-2700

Address of new owner	Send Tax Bills to:	Map and Parcel ID No
Nancy Gayle Gantzer 223 Cedarview Dr Antioch, Tennessee 37013	SAME	SD-52451 Book 4270, Page 964

THIS INSTRUMENT made and entered into on this the 22nd day of June, 2023, by and between NANCY GAYLE GANTZER, and WANDA K WILSON, ("Grantors") and NANCY GAYLE GANTZER, WANDA K WILSON, and SHANNON MICHELLE SHIRLEY, ("Grantees") as Joint Tenants with Right of Survivorship

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten Dollars and No/100 ($10 00), cash in hand paid, and other goods and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors convey, transform, release, relinquish, and quitclaim unto Grantee, all Grantors' rights, titles, and interests in and to the real property in the State of Tennessee, the following described tract of land located in Davidson County, and incorporated herein by reference

Land in Davidson County, Tennessee, being Lot No 106, Colewood Acres, Section II, of record in Book 3700, page 135, Register's Office for said County

Said Lot No 106 fronts 87 feet on the southerly side of Brenda Lane and runs back 145 feet on the easterly line and 105 2 feet on the westerly line to a line measuring 73 7 feet thereon

Being the same property conveyed to Bill Wheeler Construction Company, Inc , a Tennessee Corporation, by deed from Shufeld Company, a Tennessee Corporation, of record in Book 4215, page 515, Register's Office for said County

Being the same property conveyed to Jesse K Brown and wife, Joan Brown, by Warranty Deed from Bill Wheeler Construction Company, Inc , recorded on September 23, 1968, of record in Book 4270, page 965, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Lee Murphy, Nancy Gayle Gantzer, and Wanda K Wilson by the Last Will and Testament of Joan Brown, dated March 15, 2002, and admitted for Probate in the Seventh Circuit Court of Davidson County, Tennessee at Nashville, Probate Division on May 4, 2011 Jesse K. Brown died on October 12, 1992, leaving Joan Brown as the surviving tenant by entirety, and Joan Brown died on June 5, 2010

Being the same property conveyed to Nancy Gayle Gantzer and Wanda K Wilson by Quit Claim Deed from Linda Lee Murphy, Nancy Gayle Gantzer, and Wand K Wilson by Quit Claim Deed dated August 17, 2022, and recorded in Instrument No 20220906-0100044, Register's Office of Davidson County, Tennessee

For Informational Purposes ONLY
This is improved property known as· 187 Brenda Lane, Antioch, Tennessee, 37013

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

The Grantors make no warranty, express or implied, as to title in the property herein described

The preparer makes no representation or warranties as to the accuracy of the description or the status of the title to the property This document has been prepared based upon information furnished to the preparer and without conducting a title search It is the responsibility of the grantee to record this document and failure to do so could adversely affect the title of the property The parties hereto signify their assent to this disclaimer by the execution and the acceptance of the instrument

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this, the 22nd day of June, 2023

Nancy Gayle Gantzer

NANCY GAYLE GANTZER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy Gayle Gantzer**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this the 22nd day of June, 2023.

Notary Public

My Commission Expires 9-28-26

STACEY ANGELLO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this, the 22nd day of June, 2023

Wanda Wilson

WANDA K. WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wanda K. Wilson**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this the 22nd day of June, 2023.

Notary Public

My Commission Expires 9-28-26

STACEY ANGELLO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY