Karen Johnson Davidson County
Batch# 1022936 DEEDQC
07/05/2023 03:01:38 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230705-0051410

This document prepared by (and after recording return to):
NEWLAND & ASSOCIATES, PLLC
2228 Cottondale Lane, Suite 220
Little Rock, AR 72202
(501) 221-9393

Map 129-12
Parcel 64

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QUITCLAIM DEED
(Individual to Two Individuals)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR NO CASH CONSIDERATION, which is hereby acknowledged, NANCY T. WILSON, an Individual, unmarried, hereinafter referred to as "Grantor", does hereby demise, release, and forever quitclaim unto NANCY T. WILSON, an unmarried person and TIFFANY WILSON SCHWARTZ, a married person, as Joint Tenants with Right of Survivorship and not as tenants in common, hereinafter "Grantees", the following lands and property, together with all improvements located at 1016 Percy Warner Blvd., Nashville, Davidson County, Tennessee:

See legal description attached hereto as Exhibit A.

To the said Grantees as joint tenants with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

The source of title in Grantor is by Warranty Deed recorded in the office of the Register of Deeds in Book 20040423, at page 0046498, Instrument Number 20040423-0046498, of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of June, 2023.

Nancy T. Wilson
NANCY T. WILSON

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 29th day of June, 2023, before me, the undersigned Notary Public, personally appeared, Nancy T. Wilson, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she had executed the same for the purposes, uses, and consideration therein contained.

Notary Public

NICK NELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

My Commission Expires:

09/08/2025

Send Tax Bills To:

Grantor: Nancy T. Wilson
1016 Percy Warner Blvd.
Nashville, TN 37205

Grantees: Nancy T. Wilson
Tiffany Wilson Schwartz
10347 Autumn Bluff Cove
Memphis, TN 38018

Maximum principal indebtedness for Tennessee recording tax purpose is $0.00.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I, Nancy T. Wilson, hereby swear or affirm that there is no consideration exchanged for this transfer.

Nancy T. Wilson

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 29th day of June, 2023, before me, the undersigned Notary Public, personally appeared, Nancy T. Wilson, known to me to be the person described in and who executed the foregoing instrument, and acknowledged that that she had executed the same for the purposes, uses, and consideration therein contained.

Witness my hand this 29th day of June, 2023.

Notary Public

My Commission Expires:

09/08/2025

NICK NELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Sept. 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Section 1 Warner Park Valley, as of record in Plat Book 3600, page 12, 13, and 14, as amended in Book 3702, Page 465, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.