Karen Johnson Davidson County
Batch# 1036262 DEEDQC
08/09/2023 09:15:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230809-0061649

This Instrument Prepared By:

Sawnie R. Aldredge, Esq.
P.O. Box 120713
Nashville, Tennessee 37212

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The 2023 Wilson Community Property Trust 150 Brighton Close Nashville, TN 37205	The 2023 Wilson Community Property Trust 150 Brighton Close Nashville, TN 37205	052 01 0 114.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(c)(vi), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Walter H. Wilson, Jr.** and **Elizabeth Fernandez-Wilson**, by these presents do hereby quitclaim and convey unto **Walter H. Wilson, Jr.** and **Elizabeth Fernandez -Wilson, as Trustees of The 2023 Wilson Community Property Trust** created pursuant to instrument of revocable trust dated March 31, 2023, their successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Being the East 20 feet of Lot No. 3 and the West 40 feet of Lot No. 4 of Block A on the map of Crittenden Estates Subdivision, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more particular description thereof.
>
> Said parts of said lot front 60 feet on the North side of Neely's Bend Road and runs back between parallel lines 165 feet to a dead line.
>
> Being the same property conveyed to Elizabeth Fernandez-Wilson and Walter H. Wilson, Jr., wife and husband, from Mosaic Partners, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20220203-0012850 in the Office of the Register of Deeds for Davidson County, Tennessee, dated February 2, 2022 and recorded February 3, 2002.

This conveyance is subject to the matters set forth below, if any, as well as all zoning regulations, building restrictions, setback lines, conditions, covenants and restrictions (as may be amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Crittenden Estate Subdivision, as recorded in Plat Book 974, Page 69.

Covenants, Conditions and Restrictions as set forth in Restrictions Protective Covenants recorded in Book 1129, Page 521.

This is improved property, known as 249 Neelys Bend Road, Madison, TN 37115.

WITNESS my hand this 7th day of July, 2023.

Walter H. Wilson, Jr.

Elizabeth Fernandez -Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sawnie R. Aldredge, Notary Public, **Walter H. Wilson, Jr.** and **Elizabeth Fernandez- Wilson**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 7th day of July, 2023.

Notary Public

SAWNIE R. ALDREDGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires

9-8-2023