Karen Johnson Davidson County
Batch# 1039432 DEEDQC
08/17/2023 10:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230817-0064229

This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Erick Wilson 23 Jay Street Nashville, Tennessee 37210	New Owner	119-06-0-302.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JOHNNIE LOUISE WILSON,** a single woman ("Grantor"), does hereby quitclaim and convey unto **JOHNNIE LOUISE WILSON**, a single woman, and **ERICK WILSON**, a single man, as tenants in common with rights of survivorship (collectively, "Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 23 Jay Street, Nashville, Davidson County, Tennessee 37210. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 1 day of ~~July~~ August, 2023. J.W.

GRANTOR:

Johnnie Louise Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Johnnie Louise Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 1st day of ~~July~~ August CB 2023.

Notary Public

My Commission Expires: September 02, 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 1st **day of** ~~July~~ CB August **, 2023.**

NOTARY PUBLIC

My Commission Expires: September 02, 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Rosewood Estates, Section 2, as of record in Book 4955, page 125, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Lee Wilson and wife, Johnnie Louise Wilson, by deed, of record in Book 6844, Page 824, in the Register's Office for Davidson County, Tennessee. The said Robert Lee Wilson died intestate on or about January 1, 2010 leaving Johnnie Louise Wilson as the surviving tenant by the entirety.

This conveyance is subject to the taxes for the current year and subsequent years, any and all easements and/or restrictions of record, and all matters shown on the plan of record, all in the said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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 August 1, 2023 (date of document).

Affiant Signature

8/17/2023
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 17th day of August, 2023.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY