on County
DEEDQC
2 pgs
Batch# 1041875
08/23/2023 12:24:50 PM
Fees: $12.00 Taxes: $0.00
20230823-0065934

Record and Return Mail To:
Wendy Jenkins Jackson
4043 Cedar Circle
Nashville, Tennessee 37218

This Instrument Prepared By:
James G. King, Esq.
P.O. Box 59192
Nashville, TN 37205
PH: (615) 642-9176

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Wendy Jenkins Jackson, Affiant
Subscribed and sworn before me this the
23 Day of August, 2023.
Bobbi [illegible], Deputy Register

QUITCLAIM DEED

Address of New Owner:
Wendy Jenkins Jackson
4043 Cedar Circle
Nashville, Tennessee 37218

Send Tax Bills To:
Same

Map, Parcel:
Map & Parcel: 58-16-141

WITNESSETH

KNOWN ALL MEN BY THESE PRESENTS and for and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and good and valuable consideration, the receipt of which is hereby acknowledged, I, Joe Wilburn, unmarried, hereinafter referred to as "Grantor", my heirs and assigns, do hereby transfer, convey, quitclaim, remise all my right, title, and interest unto **Wendy Jenkins Jackson**, hereinafter the "Grantee" individually, her heirs and assigns, in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, being Lot No. 2 Resubdivision of Lots 17 and 18 on Revised Map of Fairview Subdivision, as of record in Book 6900, page 303, Register's 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 Daryl Wright and wife, Barbara Wright, by Warranty Deed from Herschel Giles and wife Lettie Giles, dated May 26, 1987 and recorded May 29, 1987 in Book 7251, page 551, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to grantor Joe Wilburn and grantee Wendy Jenkins (Jackson) by deed of even date being recorded September 11, 2002 Instrument Number: 20020911-0110650, Register's Office for Davidson County, Tennessee.

This is improved property known as 4043 Cedar Circle, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, Grantee's heirs, successors and assigns forever. This Grantor does covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set for herein, and that the title and quiet possession thereto Grantor will forever warrant and defend against the lawful claims of all persons whomsoever.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the _____ day of _____ 2018.

JOE WILBURN

STATE OF TENNESSEE

COUNTY OF Trousdale

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **JOE WILBURN** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and seal this 13th day of Aug 2018.

JOANNE W. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF TROUSDALE
MY COMMISSION EXPIRES: 07/28/2020

Notary Public

My Commission Expires: 07-28-20