QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP & PARCEL ID
Janis Coudon Wilson, Trustee Janis Coudon Wilson Revocable Trust Peggy Wray Wilson, Trustee Peggy Wray Wilson Revocable Trust 3401 Anderson Road #42 Antioch, TN 37013	same	136-15-0-B-042.00CO

THIS INSTRUMENT WAS PREPARED BY
Elizabeth L Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone 615-293-5598 - Fax 615-791-6096 - Email eadams@adamslaw-tn com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-)

Janis Coudon Wilson)
JANIS COUDON WILSON, Trustee)
Affiant)

Subscribed and sworn to before me, this 17th day of August, 2023)

Elizabeth L. Adams)
NOTARY PUBLIC)
My Commission Expires March 9, 2027)

ELIZABETH L ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 1043659 DEEDQC
08/29/2023 08 33 09 AM 2 pgs
Fees $12 00 Taxes $0 00

20230829-0067440

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, JANIS C. WILSON, "Grantor," by these presents, does hereby quitclaim and convey unto JANIS COUDON WILSON AND HER SUCCESSORS IN TRUST AS TRUSTEE OF THE JANIS COUDON WILSON REVOCABLE TRUST, dated August 17, 2023, "Grantee," her successors and assigns all of her interest in and to the following described property with all improvements located thereon, lying situate and being in of Davidson County, Tennessee, bounded and described as follows:

BEING Lot No. 42 on the plan of A Horizontal Property Regime (Private Element) Phase I, Smith Springs Townhomes, of record in Book 11700, page 16, as revised in Book 11700, page 42, 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 last conveyed a one-half (1/2) interest to Peggy Wray Wilson, Trustee of the Peggy Wray Wilson Revocable Trust by deed from Peggy W.

Wilson, of record in Instrument Number: 20230822-0065393 Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Janis C. Wilson, married, and Peggy W. Wilson, married, by deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, of record in Instrument Number: 20010207-0012166, Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 3401 Anderson Road, #42, Antioch, Tennessee 37013.

Peggy Wray Wilson, Trustee of the Peggy Wray Wilson Revocable Trust, retains her one-half (1/2) interest as a tenant in common.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of August, 2023.

Janis C. Wilson
JANIS C. WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JANIS C. WILSON with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS, my hand and official seal this 17 day of August, 2023

Elizabeth L. Adams
Notary Public

My Commission Expires: March 9, 2027

ELIZABETH L ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PEGGY WRAY WILSON as TRUSTEE of the PEGGY WRAY WILSON REVOCABLE TRUST, dated August 3, 2023, consents to this conveyance this the 17 day of August, 2023.

Peggy Wray Wilson
PEGGY WRAY WILSON, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PEGGY WRAY WILSON with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS, my hand and official seal this 17 day of August, 2023

Elizabeth L. Adams
Notary Public

My Commission Expires: March 9, 2027

ELIZABETH L ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY