Karen Johnson Davidson County
Batch# 1051747 DEEDQC
09/19/2023 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230919-0073579

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE EXAMINATION HAS BEEN PERFORMED AND LEGENDSTITLE SERVICES, LLC, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION.

ADDRESS NEW OWNER:
H. Wilson Welshans
490 Plantation Blvd.
Lebanon, TN 37087

SEND TAX BILL TO
Owner

Map and Parcel 033-10-0-036.00
& 033-06-0-023.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Audrey Jo Welshans, Nicholas Wilson Welshans and Thomas Wilson Welshans**, Grantees, hereby convey, transfer, remise, release, relinquish and quitclaim all of my right, title, and interest unto **H. Wilson Welshans,** a certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of First Revision Willow Village of record in Instrument No. 20000706-0067000, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to H. Wilson Welshans and Thomas Lee Warren by Warranty Deed from Margie H. Binkley and husband, Richard C. Binkley of record in Instrument No. 20210420-0052707, Register's Office for Davidson County, Tennessee, dated April 19, 2021, and recorded on April 20, 2021.

Being the same property conveyed to H. Wilson Welshans by Quitclaim Deed from Thomas Lee Warren of record in Instrument No. 20210813-0109445, Register's Office for Davidson County, Tennessee, dated August 05, 2021, and recorded on August 13, 2021.

Being the same property conveyed to H. Wilson Welshans, Audrey Jo Welshans, Nicholas Wilson Welshans and Thomas Wilson Welshans by Quitclaim Deed from H. Wilson Welshans of record in Instrument No. 20210924-0128330, Register's Office for Davidson County, Tennessee, dated September 20, 2021 and recorded on September 24, 2021.

WITNESS MY HAND on this the 14th day of September, 2023.

Audrey Jo Welshans

Nicholas Wilson Welshans

Thomas Wilson Welshans

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Audrey Jo Welshans, Nicholas Wilson Welshans and Thomas Wilson Welshans**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

Notary Public

My Commission Expires:

OATH OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer, is $0

AFFIANT

Subscribed and sworn to before me this the 6th day of September, 2023.

NOTARY PUBLIC

My Commission Expires: _____

File #: 230357

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

September 15, 2023

Affiant Signature

Date: 9-19-23

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 19 day of September 2023

Notary Signature

My Commission Expires:

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

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