Karen Johnson Davidson County
Batch# 1069176 DEEDQC
11/07/2023 08:33:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231107-0086905

QUITCLAIM DEED

FROM: Vincent Antoine Fletcher

TO: Jennifer Lashay Wilson

This instrument prepared by:
L.R. DeMarco
Attorney at Law
107 Music City Circle, Suite 200
Nashville, TN 37214
(615) 256-6681
LRDeMarco.Attorney@gmail.com

Address of New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer Lashay Wilson 1556 Joe Pyron Drive Madison, TN 37115	New Owner	053-09-0-065.00-CO

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree in that certain case styled Jennifer Lashay Wilson Fletcher v. Vincent Antoine Fletcher Docket No.: 22D-1500, Third Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for the transfer.

AFFIANT

SWORN to and subscribed before me this 31 day of October, 2023.

KATHERINE I. ROGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

NOTARY PUBLIC

My Commission Expires: 03/09/27

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and .00/100 ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in accordance with the terms and conditions of the Divorce Decree in that certain case styled Jennifer Lashay Wilson Fletcher v. Vincent Antoine Fletcher, Docket No. 22D-1500, Third Circuit Court for Davidson County, Tennessee, Vincent Antoine Fletcher has bargained and sold, and by these presents, does transfer, quitclaim, and convey unto the said Jennifer Lashay Wilson, as grantee, her heirs, successors, and assigns, all of his right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 148 on the Plan of Cumberland Station at Wilson Camp, Section Four, as of record in Instrument No. 200410180124620, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Jennifer Wilson by deed from Randall Phillips Homes, LLC, to Jennifer Wilson of record in Instrument No. 20051128-0142754 Register's Office for Davidson County, Tennessee.
>
> Jennifer Lashay Wilson Fletcher and Jennifer Wilson are one and the same person.

This is improved property known as 1556 Joe Pyron Drive, Madison, Tennessee 37115.

WITNESS my hand this 31st day of October, 2023.

VINCENT ANOTINE FLETCHER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, VINCENT ANTOINE FLETCHER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31ST day of October, 2023.

L. R. DeMARCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10-4-27

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed, and the preparer of this instrument shall not be held responsible for any matter that could have been resolved by a title examination, survey, or settlement.