Chrissy Henderson, Register
Cheatham County Tennessee
Rec #: 257863 Instrument #: 240062
Rec'd: 10.00 Recorded
State: 0.00 11/14/2023 at 9:15 AM
Clerk: 0.00 in Record Book
Other: 2.00 622
Total: 12.00 PGS 2599-2600

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1071295 DEEDQC
11/14/2023 11:29:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231114-0088674

STATE OF NEW YORK
COUNTY OF BROOME

The actual consideration for this transfer is TEN and 0/100 ($10.00).

Janet Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this 24th day of October, 2023.

02BU6357290

Notary Public
Commission Exp. 2025

This instrument prepared by:
Ashley Horn Meyers, Attorney at Law, P.O. Box 354, Lyles, TN 37098

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP PARCEL NUMBERS
James M. Wilson, II 16 Meadow Ln. Apalachin, NY 13732	James M. Wilson, II 16 Meadow Ln. Apalachin, NY 13732	Tax Map #112-00-0 Parcel #120.00

KNOW ALL MEN BY THESE PRESENTS that Janet E. Wilson, for and in consideration of the sum of *ten and 00/100* ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto James M. Wilson, II as sole owner in fee simple with full right of survivorship, her entire right, title and interest in and to a certain tract or parcel of land in Davidson and Cheatham Counties, Tennessee, described as follows:

A tract of land lying both in Cheatham and Davidson Counties, Tennessee, described according to a copy of a survey made by E. Ralph Roberson, Jr., Surveyor, dated March 3, 1977, as follows:

Beginning at an iron pin set at the Southwesterly corner of Lot #1, on the unrecorded plan of the C. H. Weil Property in Davidson County, Tennessee, conveyed to James W. Hatmaker and wife, Eloise O. Hatmaker, by quitclaim deed of record in Book 5066, Page 84, Register's Office for Davidson County, Tennessee; thence North 60 deg. 52' West 749.85 feet to an iron pin on the Cheatham County side of the line between Davidson and Cheatham Counties, Tennessee; thence North 13 deg. 20' East 229.34 feet to an iron pin in the Southerly line of the John Muri Cripple Children's Home Property, North 75 deg. 11' East 709.10 feet to a stone marked "H" in the Westerly line of Lot #2 of the said unrecorded Plan of the John Muri Cripple Children's Home Property; thence with the Westerly line of Lots Nos. 2 and 1, of said unrecorded Plant of the C. H. Weil Property, South 06 deg. 11' West 774.03 feet to the point of beginning, containing 7.78 acres, more or less.

Being the same property conveyed to James M. Wilson, II and wife, Janet E Wilson by deed from James M. Wilson, of record in Instrument No. 20170413-0036324 Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises as described above.

This is the same legal description as set forth in the prior deed of record.

This is not the principal place of residence of Janet E Wilson.

The subject tract of land lying in both counties is taxed solely in Davidson County, Tennessee.

This is unimproved property known as 0 Old Charlotte Pike, off of old Charlotte Pike, Pegram, Tennessee 37143.

This deed is prepared solely on information furnished by the parties to Ashley Horn Meyers, Attorney at Law.

WITNESS my hand this 24th day of October, 2023.

Janet E. Wilson

STATE OF NEW YORK)
)
COUNTY OF BROOME)

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

SWORN To and subscribed before me this the 24th day of October, 2023.

NOTARY PUBLIC

Commission Expires: _____

JAKE HENRY BUCKLAND
Notary Public-State of New York
No. 02BU6357290
Qualified in Broome County
Commission Expires 04/17/25