Karen Johnson Davidson County
Batch# 1071902 DEEDQC
11/15/2023 09:54:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231115-0088998

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Kilmany Y Fuentes Ruiz	Lynne and Gary Wilkinson	034 07 0 005.00
302 Shepherd Hills Drive	3725 Central Avenue	
Madison, TN 37115	Nashville, TN 37205	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, WE, **Lynne Parks Wilkinson and Gary Roy Wilkinson, wife and husband,** the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Kilmany Y Fuentes Ruiz,** the **Grantee** herein, their successors and assigns, all of our right title and interest in and to the following described real property in Davidson County, Tennessee:

Being Lot No. 89 on the Plan of Shepherd Hills, Section 2, of record in Book 2900, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 89 fronts 100 feet on the westerly margin of Shepherd Hills Drive and extends back 210.4 feet on the northerly line and 340 feet on the southerly line to a broken line in the rear on which it measures 200.9 feet.

Being the same property conveyed to Lynne Parks Wilkinson and Gary Roy Wilkinson, wife and husband, by Warranty Deed from Frankie A. Matthews, of record in Instrument No. 20170104-0000971, Register's Office for Davidson County, Tennessee.

This is improved real property with a mailing address of: 302 Shepherd Hills Drive, Madison, TN 37115.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 7th day of November, 2023.

GRANTORS:

Lynne Parks Wilkinson

Gary Roy Wilkinson

[NOTARY SECTION TO FOLLOW]

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lynne Parks Wilkinson and Gary Roy Wilkinson,** the within named bargainors, 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.

Witness my hand and official seal this the 7th day of November, 2023.

Tracey Perry
Notary Public

My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me this 7th day of November, 2023.

Tracey Perry
Notary Public

My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON