Karen Johnson Davidson County
Batch# 1087141 DEEDQC
12/29/2023 02:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231229-0100253

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Stacy Jacob
Affiant

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2023.

Jason C. Nguyen
Notary Public

COMMISSION EXPIRES: 4/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Underwood Law Group, PLLC, 223 Town Center Pkwy #1744, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Yvonne R. Bishi and Karen Y. Amos (Name)	**SAME**	**050-14-0-153.00**
3210 Wilmoth Ct (Address)		
Nashville, TN 37207		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Tienikanasha Finch**, as a one-half (1/2) owner of the aforementioned property, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Karen Y. Amos,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, which constitutes a fifty percent (50%) ownership of the property, situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 333 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, Register's Office for said County, Tennessee.

Said Lot No. 333 fronts 103.64 feet on the southerly side of Wilmoth Court and extends back 145.4 feet on the easterly line and 141.4 feet on the westerly line, to a broken line in the rear measuring 37.7 feet thereon.

Being the same property vested in Yvonne R. Bishi, Karen Y. Amos and Kimberly D. Jones by the Last Will and Testament of Dora Scruggs under Case No. 12P-1039 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division and of record in Instrument No. 20120803-0069119 Register's Office of Davidson County, Tennessee.

Further being the same property as conveyed to Yvonne R. Bishi and Karen Y. Amos, by Quitclaim Deed from Kimberly D. Jones, dated November 20, 2014, recorded December 3, 2014, in Record Book 401, page 2288, in the Register's Office for Davidson County, Tennessee

Further being the same property as conveyed to Tienikanasha Finch, by Quitclaim Deed from Karen Y. Amos, dated December 6, 2023, recorded December 7, 2023, in Instrument No. 20231207-0094625, in the Register's Office for Davidson County, Tennessee

This is improved property located at 3210 Wilmoth Ct, Nashville, TN 37207.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 6th day of December, 2023.

Tienikanasha Finch

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named **Tienikanasha Finch**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of December, 2023.

My Commission Expires: 4/26/25

NOTARY PUBLIC

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document 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 December 28, 2023 (date of document).

Affiant Signature

Date: December 28, 2023

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me on this 28th day of December, 2023.

Chelsea Shores

Notary Public

My Commission Expires: 11/28/26

(SEAL)

CHELSEA SHORES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY