THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Carol Elizabeth Wilson 3202 Leawood Drive Nashville, TN 37218	Same	080 12 0 093.00

Quitclaim Deed from Spouse to Spouse

Grantor: Leon Wilson, husband
Grantee: Carol Elizabeth Wilson, wife

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Bordeaux Hills Addition of record in Book 4460, page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leon Wilson and wife, Carol Elizabeth Wilson, by deed from Carl W. Rolston, Sr. and wife, Laura D. Rolston, of record in Book 6783, Page 952, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3202 Leawood Drive, Nashville, TN 37218.

Leon Wilson, husband of Carol Elizabeth Wilson, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which he now has or may acquire in the future by virtue of his marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

This conveyance is made subject to any and all existing easements and restrictions of record in said Register's Office, especially to those of record in Book 4495, page 859, said Register's Office.

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

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Leon Wilson, Grantor

Karen Johnson Davidson County
Batch# 1097615 DEEDQC
02/02/2024 04:00:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240202-0007657

State of Tennessee
County of Davidson

On February 2, 2024, before me personally appeared Leon Wilson, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Mary K Clifton
Notary Public
My commission expires: My Commission Expires August 19, 2026

MARY K CLIFTON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Carol Elizabeth Wilson, Grantee

Sworn to and subscribed before me on February 2, 2024.

Barbara Boone McGinnis
Notary Public
My commission expires: 4/26/2027

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 February 2, 2024.

Sarah Marlett
Signature
2/2/24
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on February 2, 2024.

Barbara Boone McGinnis
Notary's Signature
My Commission Expires: 4/26/2027

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 04/26/2027 SUMNER COUNTY