Prepared by:
Tennessee Title Services LLC-Dickson
207 North Main Street
Dickson, TN 37055
D-23-4914

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 26th **day of January, 2024.**

Notary Public
My commission expires: 9/27/2026

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Comm. Expires

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shawn L. Wilson 208 Fall Street Nashville, TN 37206	New Owner	083-06-0-188.00

Karen Johnson Davidson County
Batch# 1098091 DEEDQC
02/05/2024 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240205-0008063

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Daniel W. Wilson, married**, hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto **Shawn L. Wilson, unmarried**, hereinafter the Grantee, all the interest the Grantor has in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the West 1/2 of Lot No. 10 on the Plan of Sneed and Hamilton's Resubdivision of Lots Nos. 2, 3, 7, 8, 9, 10, 15, 16 ,17 AND 18, First Subdivision of Brownsville, of record in Book 161, Page 149, Register's Office of Davidson County, Tennessee. Said property fronts 50 feet on Fall Street and runs back between parallel lines 130 feet to a 50 foot line on rear bordering a 10 foot alley.

Being the same property conveyed to Shawn L. Pykosh by Warranty Deed from Robert G. Bronson, unmarried, recorded February 12, 1990 in Book 8044, Page 272, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Shawn Wilson and husband, Daniel W. Wilson by Quitclaim Deed from Shawn L. Pykosh, by and through Christeen Welch, Trustee, recorded May 22, 1996 in Book 10057, Page 1, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Shawn L. Wilson by Quitclaim Deed from Daniel W. Wilson recorded June 15, 2001 in Instrument No. 20010615-0063761, Register's Office of Davidson County, Tennessee.

Shawn Lynn Wilson and Daniel Wilson are now divorced pursuant to the Final Decree, filed 12/19/2002 under Docket No. 02D-2221, in the Fourth Circuit Court for Davidson County, Tennessee. Shawn Wilson is aka Shawn L. Wilson and aka Shawn Lynn Wilson and fka Shawn L. Pykosh. Daniel Wilson is aka Daniel W. Wilson.

This Quitclaim Deed is being recorded for the purpose of Daniel W. Wilson conveying any and all interest he may have in the subject property.

This property is improved property known as 208 Fall Street, Nashville, TN 37206.

Witness my hand this 26th day of January, 2024.



Daniel W. Wilson

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Daniel W. Wilson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 26th day of January, 2024.

Notary
My Commission Expires: 09/26/2027
(Notary Seal)

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, 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 11/26/24.

Affiant Signature – Joshua A. Terry

2/1/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/1/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27