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

Karen Johnson Davidson County
Batch # 1099105 DEEDQC
02/08/2024 09:02:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240208-0008854

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
The Beverly Wilson Revocable Living Trust 4202 Kirtland Road Nashville, TN 37215	NEW OWNER	105 07 0 431.00

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, I, **Beverly Wilson, unmarried, as to my fifty percent (50%) undivided interest,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **The Beverly Wilson Revocable Living Trust u/a/d December 28, 2023,** the **Grantee** herein, its successors and assigns, all of my right, title, and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being parts of Lot No. 6 and Lot No. 8 in John Lundsden's Plan No. 2 as of record in Book 57, Page 116, Register's Office for Davidson County, Tennessee, tow which plat reference is hereby made for a more complete and accurate description.
>
> Said part of Lot No. 14 fronts 50 feet on the northerly margin of Southgate Avenue and extends back between parallel lines 303 feet to an alley.
>
> Being the same property conveyed to Beverly Wilson by Deed from Roger P. Hogan, dated May 28, 2010, of record in Instrument No. 20100602-0042308, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Beverly Wilson and Samuel Wilson, by Quitclaim Deed from Beverly Wilson, dated June 11, 2010 and recorded on June 16, 2010, in Instrument No. 20100614-0045981, said Register's office.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is improved real property with a mailing address of: 13307 2nd Avenue South, Nashville, TN 37210.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 2 day of February, 2024.

Beverly Wilson

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Beverly Wilson,** the within named bargainor, 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 2 day of February, 2024.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this 2 day of February, 2024.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024