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

Karen Johnson
Batch # 1099105
02/08/2024 09:02:32 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240208-0008855

# QUITCLAIM DEED

| Address New Owner as Follows: | Send Tax Bill to: | MAP-PARCEL |
|---|---|---|
| The Beverly Wilson Revocable Living Trust<br>4202 Kirtland Road<br>Nashville, TN 37215 | NEW OWNER | 131 02 0 146.00 |

**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,** 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 Lot No. 2, Block 3, on the plan of Overton Hills of record in Plat Book 843, Page 66, Register's Office for said County.
>
> Said Lot No. 2 of Block 3 fronts 100 feet on the southeasterly margin of Kirtland Avenue and extends back between parallel lines 200 feet to a dead line in the rear.
>
> Being the same property conveyed to Beverly Wilson, unmarried, by Warranty Deed from Charles Alan Lancaster, Suzanne Alaine (Lancaster) Henderson, Marilyn Louise (Lancaster) Coleman, Linda Rose Lancaster, and William Maxwell Lancaster, dated December 22, 1997 and recorded on December 23, 1997 in Bok 10732 Page 334, Register's Office for Davidson County, Tennessee.

**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: 4202 Kirtland Road, Nashville, TN 37215.

[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

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

My Commission Expires:_____

**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

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

My Commission Expires:_____