Karen Johnson Davidson County
Batch# 1105051 DEEDQC
02/27/2024 02:25:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240227-0013347

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Geraldine M. Wilkerson** ("Grantor"), unmarried, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Maurice Wilkerson,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Being Lot No. 12 on the plan of Bell Valley, of record in Plan Book 3500, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 98.4 feet on the northerly margin of Lyric Lane and extends back 145.4 feet on the westerly line and 145 feet on the easterly line to a dead line in the rear, measuring 105.8 feet thereon.

Being the same property conveyed to James E. Wilkerson, Sr. and wife, Geraldine M. Wilkerson, by deed form Henry Ray Ward and wife, Lana Kay Ward, of record in Book 5085, Page 998, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Geraldine M. Wilkerson by James E. Wilkerson, Sr., by QuitClaim Deed of record in Instrument No. 20000207-0012281, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I have executed this instrument the 25th day of **February, 2024.**

Geraldine M. Wilkerson

Geraldine M. Wilkerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Geraldine M. Wilkerson,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of **February, 2024.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/29

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 25th day of **February, 2024.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/29

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: **1212 Lyric Lane**
Nashville, TN 37207

TAX PARCEL NO.: **041 07 0 077.00**

PROPERTY OWNER: **Maurice Wilkerson**
OWNER'S ADDRESS: **1212 Lyric Lane**
Nashville, TN 37207

MAIL TAX BILLS TO: **New Owner**
1212 Lyric Lane
Nashville, TN 37207

Certificate of Authenticity

I, Holly A. Mason, 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 February 27, 2024.

Affiant Signature

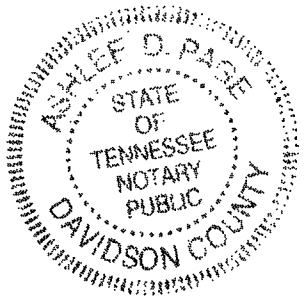
2/27/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of February, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026