Karen Johnson
Batch # 1111297
03/14/2024 12:09:24 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240314-0017737

Prepared By:
Centennial Title Company, Inc.
30 Burton Hills Blvd, #165
Nashville, TN 37215

39-B

20-1198

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURNACE.

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Brad Wilson, a single person and Taylor Epps, a single person, as joint tenants with right of survivorship,** do hereby quitclaim unto **Brad Wilson, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit**:

Land in Davidson County, Tennessee, being lot No. 46 on the Plan of McMurray Hills, of record in Plat Book 3700, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brad Wilson, a single person and Taylor Epps, a single person, as joint tenants with right of survivorship, by Warranty Deed from Kathryn O'Donnell Reed, Single Woman, dated June 1, 2020 and recorded June 2, 2020, of record in Inst No.20200602-0056499, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and property taxes for the current year.

THE PURPOSE OF THIS INSTRUMENT IS TO CONVEY TITLE INTO THE NAME OF BRAD WILSON.

This is improved property, known as: 5019 Ashley Dr, Nashville, TN 37211

WITNESS THE EXECUTION HEREOF this 8 day of March, 2024.

Brad Wilson

Taylor Epps

State of Tennessee)
County of Davidson)

On this 8 day of March, 2024 of before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Brad Wilson and Taylor Epps** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Lydia H Weaver

Notary Public
My Commission Expires: 7/6/24

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is great, for this transfer is: **$0.00**.

Affiant

Sworn and subscribed before me on this the 8 day of March, 2024.

Lydia H Weaver

Notary Public
My Commission Expires: 7/6/24

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

New Owner:
Brad Wilson
5019 Ashley Dr
Nashville, TN 37211

Responsible For Tax Payment:
Owner

Tax Map-Parcel #:
161-02-0-079.00