Name and Address of New Owner:
Adrian D. Wilkerson, II
3260 Vailview Dr.
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1112301 DEEDQC
03/18/2024 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240318-0018595

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 050-15-0-170.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged **Dorothy A. Priddy** "the Grantor," convey and quitclaim unto **Adrian D. Wilkerson, II,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Being Lot No. 439 on the plan of Parkwood Estates, Section 3, which is of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Dorothy A. Priddy by Deed from James Ralph Swann Et Ux Wanda Faye Swann, of record in Book 5198, Page 530, dated September 15, 1977, and recorded on September 20, 1977, Register's Office for Davidson County, Tennessee.
>
> Being property known as **3260 Vailview Dr, Nashville, TN 37207**

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 18 day of March, 2024.

By: Dorothy A. Priddy
Dorothy A. Priddy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18 day of March, 2024, before me personally appeared **Dorothy A. Priddy,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 18 day of March, 2024.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By:
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18 day of March, 2024.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3-18-24 .

Affiant Signature

3-18-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of March, 2024.

Notary Signature

My Commission Expires: 5-9-26

