Karen Johnson Davidson County
Batch # 1114453 DEEDQC
03/25/2024 08:49:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240325-0020317

This instrument prepared by:
COOL SPRINGS LAW FIRM
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

New owner:	Send tax bills to:	Tax Map/Parcel No:
Glen G. Garrett, III et ux 107 Roanoke Drive Goodlettsville, TN 37027	Glen G. Garrett, III 107 Roanoke Drive Goodlettsville, TN 37027	25-162

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I, Victoria L. Wilson, Grantor, convey to Glen G. Garrett, III and wife, Cari Wilson Garrett, Grantees, the following described real estate situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Resubdivision of Ruth Sisco Subdivision, Lot No. 3, of record in Book 8250, page 211, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to J. David Wilson and wife, Victoria L. Wilson, as tenants by the entirety by Warranty Deed from David L. Brooks and wife, Tracy W. Brooks, dated July 19, 1996, of record in Book 10133, page 394, said Register's Office. J. David Wilson is now deceased.

Aso being the same property conveyed to Victoria L. Wilson, Glen G. Garrett, III and wife Cari Wilson Garrett as joint tenants with a right of survivorship, by Quitclaim Deed from Victoria L. Wilson, of record in Instrument No. 20231017-0081239 said Register's Office.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

To have and to hold the premises granted and conveyed to the Grantees, as joint tenants with the right of survivorship, and upon the death of either to the survivor of them in his or her name alone, and to the heirs and assigns of the survivor forever.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this the 5th day of March, 2024.

Victoria L. Wilson
Victoria L. Wilson, Grantor

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, Notary Public of said County and State, Victoria L. Wilson, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, by signing her name.

Witness my hand, at office, this 5th day of March 20, 2024.

Marilyn Malone
Notary Public

My commission expires: May 20, 2024

MARILYN MALONE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Victoria L. Wilson
Affiant/Grantee

MARILYN MALONE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 5th day of March, 2024.

Marilyn Malone
Notary Public

My commission expires: March 20, 2024

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.