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|---|---|
| **This Instrument Prepared By and Returned To:**<br><br>Linville Estate Law<br>830 Crescent Centre Dr., Suite<br>320 Franklin, TN 37067<br><br>**After Recording Return To The Above.** | The actual consideration for this transfer is $0.<br>Affiant<br>Sworn to and subscribed before me this 22nd day of March, 2024.<br>Notary Public<br>My Commission Expires: 05/20/2025<br><br>**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).** |

RYAN J. ALSPAUGH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1115172 DEEDQC
03/26/2024 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240326-0020910

**THIS INDENTURE**, made this 22nd day of March, 2024, among:

**SHEILA E. WILSON, A SINGLE WOMAN,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**SHEILA E. WILSON, TRUSTEE OF THE WILSON FAMILY TRUST DATED MARCH 22, 2024,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

**WITNESSETH:**

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

**A certain condominium located in Davidson County, Tennessee, being Unit No. 14, Lot No. 35 of Patio Villa Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Patio Villa Condominiums of record in Book 5970, Page 829, corrected in Book 6014, Page 978, By-Laws as amended in Book 6406, Page 799, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Plat of record in Pat Book 5800, Page 145 as being Revision of Lots 35, 36, 37, 38 & 39, Phase One Condominium Site Plan Sections One & Two, Patio Villa (subject property erroneously referred to as Section 5, in Plat Book 5800, Page 335 in prior deeds); together with a percentage interest in the common elements as set forth in said Master Deed.**

**Being the same property conveyed to Sheila E. Wilson, a single woman, by Warranty Deed from David Faircloth, Administrator of the Estate of Katherine Juanita Faircloth, dated January 18, 2018, and recorded January 24, 2018, at Instrument No. 20180124-0007363 in the Register's Office for Davidson County, Tennessee.**

**This improved property is situated at 3023 Casa Drive, Nashville, TN 37214.**

**THIS DEED** has been prepared solely upon information furnished by **Sheila E. Wilson.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

Sheila E. Wilson

**SHEILA E. WILSON**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Sheila E. Wilson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of March, 2024.

RYAN J. MCDAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 09/20/2025

**Owner Name & Property Address:**

Sheila E. Wilson, Trustee
Wilson Family Trust dated March 22, 2024
3023 Casa Drive
Nashville, TN 37214

**Responsible Party For Taxes:**

Sheila E. Wilson, Trustee
Wilson Family Trust dated March 22, 2024
3023 Casa Drive
Nashville, TN 37214

**Tax Map and Parcel:** ~~014.00CO~~ 108-07-0A 014.00

Certificate of Authenticity

I, Trent Linville, 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 03/22/24.

Date

Affiant Signature

03/22/24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 22 day of March, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

