Name and Address of New Owner:
Benjamin Wilson, Trustee of Benjamin Wilson Revocable Living Trust
2231 N Mt Juliet Rd, Ste 202
Mt Juliet, TN 37122

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1116144 DEEDQC
03/28/2024 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240328-0021601

This Instrument Prepared By:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd, St 203
Mt. Juliet, TN 37122

Map & Parcel No: 084-16-0-051

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ZERO Dollars ($0.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ken Nelson,** "Grantor," convey and quitclaim unto **Benjamin Wilson, Trustee of Benjamin Wilson Revocable Living Trust,** "Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hargis Heights, as of record in Book 974, page 82, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Ulysses Valdez and Alexandra Gregory, husband and wife, from Zonia E. Estrada, a married woman, by Quit Claim Deed dated November 18, 2020 and recorded November 24, 2020 in Instrument #20201124-0137672, said Register's Office.
>
> Being the same property further conveyed to Ken Nelson, a married man, a 50% undivided interest and Ben Wilson, Trustee of the Benjamin Wilson Revocable Living Trust, a 50% undivided interest, by Warranty Deed dated March 2, 2022 and recorded March 21, 2022 in Instrument #20220321-0032175, said Registers Ofifce. Name correction in Scriveners Affidavit recorded in Instrument # 20240325-0020418, said Register's Office.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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.

202403280021601

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on this 26th day of March, 2024.

Ken Nelson

STATE OF
COUNTY OF

On this 27th day of March, 2024, before me personally appeared Ken Nelson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as such person's free act and deed.

Witness my hand, at office, this 27th day of March, 2024.

Notary Signature
My commission expires:

CHANCERY RANS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY 7-15-2024

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.

Affiant

MARTHA E. BERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 31, 2027

STATE OF
COUNTY OF

Sworn to and subscribed before me this 28 day of March, 2024.

Notary Signature
My commission expires: August 31, 2027

True Copy Certification

I, **__Marty Berry_**, 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 is a true and correct copy of the original document executed and authenticated according to law on **3/26/24** (date of document)

3/28/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **28** day of **March**, 202**4**.

Notary's Signature

My Commission Expires: 12-5-2024

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY