Karen Johnson Davidson County
Batch# 1120131 DEEDQC
04/08/2024 10:14:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20240408-0024632

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
J. Eric Hennessee
P.O. Box 330793
Murfreesboro, TN 37133-0793

File No.: 24-145S

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Nancy J. Wilkerson 2010 Hickory Hill Lane Hermitage, TN 37076	Nancy J. Wilkerson 2010 Hickory Hill Lane Hermitage, TN 37076	08504002600, 064160CO7300CO and 075080A10100CO

THIS INDENTURE made this 5th day of April, 2024, between Janet Lynn Wilkerson, Scottie Wilkerson Scholl, Susan Wilkerson Moore and Amy Wilkerson Baker, First Parties, and Nancy J. Wilkerson, Second Party:

WITNESSETH

THAT SAID First Parties, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

TRACT NO. 1: Map/Parcel 08504002600

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section 1, Stones River Estates, of record in Book 2900, page 139, Register's Office for said County.

Said Lot No. 6 fronts 125.03 feet on the easterly side of Hickory Hill Lane and extends back 361.34 feet on the northerly line and 272.71 feet on the southerly line to a dead line in the rear on which it measures 197.79 feet.

Being the same property conveyed to E. W. Wilkerson and Harry D. Bass by deed of record in Book 7832, page 59, Register's Office for Davidson County, Tennessee. Further conveyed to Carolyn Adams, Trustee, by Deed from E. W. Wilkerson and Harry D. Bass, and further conveyed to E. W. Wilkerson by Carolyn Adams, Trustee, of record in Book 10961, Page 94, said Register's Office.

Address: 2010 Hickory Hill Lane, Hermitage, TN 37076

TRACT NO. 2: Map/Parcel 064160CO7300CO

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Lot No. 80, on the Plan of Wembley Downs, Section Three, of record in Plat Book 8250, Page 108, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Being the same property conveyed to Carl Samuel Fulghum and wife, Geraldine S. Fulghum by Warranty Deed from The Don Bass Family Partnership, L.P., dated January 8, 2016, of record in Instrument Number 20160113-0003576, Register's Office for Davidson County, TN. Further conveyed to E. W. Wilkerson, a married person, by Deed of record in Instrument No. 20160523-0051344, Register's Office, Davidson County, Tennessee.

Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 8250, Page 108, Register's Office for Davidson County, Tennessee; Restrictive Covenants contained in Book 8304, Page 623, amended in Book 8447, Page 633, Book 8646, Page 529, Register's Office for Davidson County, Tennessee; HOA Charter of record in Book 8404, Page 718, said Register's Office; By-Laws of record in Book 8304, Page 623, amended in Book 9522, Page 349, said Register's Office; Conveyance for Open Space of record in Book 8405, Page 408, said Register's Office; Stormwater Detention Agreement of record in Book 8313, Page 669, said Register's Office; and, to any and all restrictions, conditions, and easements of record.

Address: 206 Bexhill Ct. N, Hermitage, TN 37076

TRACT NO. 3: 075080A10100CO

Land in Davidson County, Tennessee, being Unit No. 200, in a Horizontal Property Regime of Brooke Castle condominiums of record in Plat Book 6250, Page 627, and as amended by instrument of record in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to E. W. Wilkerson by Deed from E. W. Wilkerson and Harry D. Bass of record in Instrument No. 20040414-0041895, said Register's Office.

Subject to By-Laws of record in Book 6519, page 768; Retention Basin Easement in Book 6573, page 857; Storm Water Detention Agreement in Book 6634, Page 229; Easement to Cumberland Water in Book 4106, Pages 812 and 816; and, to Restrictions of record in Book 6250, Page 627; Book 6727, Page 762 and Book 1007, Page 272, all of record in the said Register's Office.

Address: 200 Brooke Castle Drive, Hermitage, TN 37076

The said E. W. Wilkerson having died on January 21, 2024. Reference is here made to an Affidavit of Heirship of record in Instrument No. 202404080024630, Register's Office for Davidson County, Tennessee.

202404080024631

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

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

Witness my hand and seal this 20th day of March, 2024

Janet Lynn Wilkerson

Scottie Wilkerson Scholl

Susan Wilkerson Moore

Amy Elaine Baker

For Acknowledgements, see next page.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this _____day of _____, 20 _____, before me personally appeared Janet Lynn Wilkerson and Scottie Wilkerson Scholl, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal on the day and date first above written

Notary Public

My Commission Expires: _____

STATE OF Pennsylvania

COUNTY OF Montgomery

On this 20 day of March, 20 24, before me personally appeared Amy Elaine Baker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal on the day and date first above written

Notary Public Judith L. Lam Judith L Lam

My Commission Expires: 7/13/2024

Commonwealth of Pennsylvania - Notary Seal
Judith L. Lam, Notary Public
Montgomery County
My commission expires July 13, 2024
Commission number 1208552
Member, Pennsylvania Association of Notaries

STATE OF _____

COUNTY OF _____

On this _____day of _____, 20 _____, before me personally appeared Susan Wilkerson Moore, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal on the day and date first above written

Notary Public

My Commission Expires: _____

Witness my hand and seal this 5th day of April, 2024

Janet Lynn Wilkerson

Janet Lynn Wilkerson

Scottie Wilkerson Scholl

Scottie Wilkerson Scholl

Susan Wilkerson Moore

Susan Wilkerson Moore

Amy Elaine Baker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of April, 20 24, before me personally appeared Janet Lynn Wilkerson and Scottie Wilkerson Scholl to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal on the day and date first above written

Notary Public

My Commission Expires: _____

AMY GENTRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 8, 2025
COUNTY OF CANNON

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 20 _____, before me personally appeared Amy Elaine Baker to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal on the day and date first above written

Notary Public

My Commission Expires: _____

STATE OF Georgia

COUNTY OF Cherokee

On this 15th day of March, 20 24, before me personally appeared Susan Wilkerson Moore, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal on the day and date first above written

Notary Public

My Commission Expires: June 12, 2027

TAYLOR ASHLEY CROCKER
Notary Public, Georgia
Cherokee County
My Commission Expires
June 12, 2027

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear and affirm that this transfer is exempt from tax by T.C.A. §67-4-409(a)(1)(C)(ii)

Affiant

Subscribed and sworn to before me this 8th day of April, 2024

Notary Public

My Commission Expires: _____

AMY GENTRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
March 8, 2025
COUNTY OF CANNON

Tennessee Certification of Electronic Document

I, Lindsey Frye, do hereby make oath that I am 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 4/5/24 (date of document).

Lindsey Frye
Affiant Signature

4/8/2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

AMY GENTRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 8, 2025
COUNTY OF CANNON