QUITCLAIM DEED

Karen Johnson
Batch # 1129925
05/02/2024 08:19:48 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240502-0031977

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE TRANSFER, WHICHEVER IS GREATER, IS **$0.00.**

Affiant

Subscribed and sworn to before me this 15th day of February, 2024.

Notary Public
My Commission expires: March 25, 2024
(affix seal)

KRISTAL HALL BOONE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY: Kristal Boone, Attorney, 750 Old Hickory Blvd. Bldg. 2, STE 150, Brentwood, TN 37027		
NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.:**
Erica Denise Williams, Trustee of the Erica Williams Family Trust, Dated February 15, 2024 6620 Valleypark Drive Nashville, TN 37221	Erica Denise Williams, Trustee of the Erica Williams Family Trust, Dated February 15, 2024 6620 Valleypark Drive Nashville, TN 37221	Map-Parcel Numbers: 126-16-0A-086-00

KNOW ALL MEN BY THESE PRESENTS that Erica Denise Williams, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Erica Denise Williams, Trustee of the Erica Williams Family Trust Dated February 15, 2024, her heirs and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Final Plat of Riverwalk. Phase 1A. Section 1, and Phase 1B, Section 1, a Planned Unit Development, of record in Instrument #20011026-0117231. 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 William Williams and Erica Williams, husband and wife, a/k/a William Ricardo Lewis Williams and Erica Denise Williams by Warranty Deed from Kellie Maxin, married, and husband, Chris Maxin, of record as Instrument No. 20220330-0037053 in the Register's Office for Davidson County, Tennessee. At the death of William Ricardo Lewis Williams on 08/09/2023, title vested in Erica Denise Williams as surviving tenant by the entirety.

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

This is improved property known as: 6620 Valleypark Drive, Nashville, TN 37221.

This quitclaim deed was prepared solely upon information provided by the party and no title examination or research was requested of or conducted by the preparer thereof.

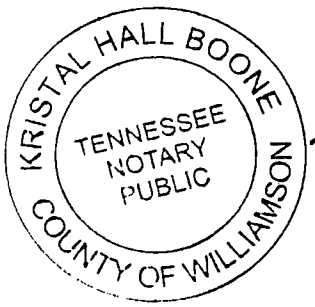
WITNESS my hand this 15th day of February, 2024.

Erica Denise Williams

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, Erica Denise Williams, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal this 15th day of February, 2024.



Notary Public

My Commission expires: March 25, 2024