THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Barbara Sanford Wilkins, Trustee
6004 Sherwood Drive
Nashville, TN 37215

Send Tax Bill to:
Owner

Map-Parcel Numbers:
158-04-001300

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Michelle Martin
Affiant

Subscribed and sworn to before me, this the 26th day of March, 2024.

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12/20/24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Barbara S. Wilkins, widow** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Barbara Sanford Wilkins, Trustee of the Barbara Sanford Wilkins Living Trust dated March 26, 2024, and any amendments thereto.** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 6004 Sherwood Drive, Nashville, TN 37215.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26th day of March, 2024.

Karen Johnson
Batch # 1130011
05/02/2024 09:55:32 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240502-0032110

Barbara S. Wilkins
Barbara S. Wilkins

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 WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal this 26th day of March, 2024.

My commission expires: 12/30/24 Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Being Lot No. 460, Hillsboro Park, Section VI, as of record in Book 2663, page 95, Register's Office for said County.
Said Lot No. 460 fronts 199.6 feet on the south side of Sherwood Drive, and runs back 946.3 feet on the west line and 924.8 feet on the east line, to a dead line in the rear on which it measures 138.1 feet.

Being the same property conveyed to George E. Wilkins, et ux Barbara S. Wilkins, their heirs and assigns by Warranty Deed from Robert L. Parsons, Jr., et ux Margarette R. Parsons, dated October 20, 1969, of record in Book 4374, page 399, said Register's Office for Davidson County, Tennessee.
The said George E. Wilkins having died on October 2, 2018, vesting the property solely in Barbara S. Wilkins as the surviving tenant by entirety.

BSW