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

File No.: 24-146S

Karen Johnson Davidson County
Batch# 1130131 DEEDQC
05/02/2024 01:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240502-0032290

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Nancy J. Wilkerson 4471 Chandler Road Hermitage, TN 37076	Nancy J. Wilkerson 4471 Chandler Road Hermitage, TN 37076	Tax Map(s): 135 000 003 00 Parcel ID(s):

THIS INDENTURE made this 5th day of April, 2024, between Janet Lynn Wilkerson, Scottie Wilkerson Scholl, Susan Wilkerson Moore and Amy Elaine 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:

Situated on the South side of Murfreesboro Road, in the old 5th Civil District of Davidson County, Tennessee, and BEGINNING on an iron pin in the common Southeast corner of °Lot 93, Town Parks Estates, and the within ° described tract, tunning thence about N 4 42'1l"E ° 865.33 feet to an iron pin; thence S 48 49'51" E 3d6.01 ° feet to an iron pin; thence S 29 55' 38" W 162.85 feet to an iron pin; thence S 22 56' 38" W . 564.60 feet to the point of beginning, containing approximately 2.316 acres, more or less, in accordance with a survey of the remainder property of E. Wayne Wilkerson prepared by John D. McCormick, RLS#674, 6040 Hagar's Grove Pass, Hermitage, TN 37076.

Being the remaining portion of the property conveyed to E. Wayne Wilkerson (25%), Harry D. Bass (25%), Bobby Pugh, Bill R. Dean and Jerry Matthews (50%) by Quitclaim Deed dated March 28, 1991, from E. Wayne Wilkerson and Leonard Earl Wilde, of record in Book 8517, page 942, Register's Office for Davidson County, Tennessee. Reference is made to a Quitclaim Deed wherein Billy R. Dean and Jerry Matthews conveyed their interest to E. Wayne Wilkerson in Instrument No. 20170713-0070333, said Register's Office and a Quitclaim Deed wherein Harry D. Bass conveyed his interest to E. Wayne Wilkerson in Instrument No. 20170713-0070332, said Register's Office. E. W. Wilkerson and E. Wayne Wilkerson are one and the same person. E. Wayne Wilkerson died on January 21, 2024. Reference is made to an Affidavit of Heirship of record in Instrument No. 20240408-0024630 + 20240408-0024631, said Register's Office.

Property address: 1743 Murfreesboro Pike, Nashville, TN 37217

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

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 5th day of April, 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 5th day of April, 2024, 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

Eileen Smith
Notary Public

My Commission Expires: 8/24/26

CANNON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
EILEEN SMITH

STATE OF Pennsylvania

COUNTY OF Montgomery

On this 17th day of April, 2024, 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

Judith L Lam
Notary Public

My Commission Expires: 7/13/2024

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

STATE OF Georgia

COUNTY OF Cherokee

On this 15th day of March, 2024, 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

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

STATE OF Georgia

COUNTY OF Bartow

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 19 day of April, 2024

Notary Public

My Commission Expires: 03/14/2027

MELISSA F THORNDIKE
Notary Public - State of Georgia
Bartow County
My Commission Expires Mar 14, 2027

Tennessee Certification of Electronic Document

I, Amy Gentry, 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).

Affiant Signature

5-2-24

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of May, 2024.

Eileen Smith

Notary's Signature

MY COMMISSION EXPIRES: 8/24/26

NOTARY'S SEAL

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY