NEW OWNER:
RAYMOND DOUGLAS WILSON, II
3084 BUENAVIEW BOULEVARD
NASHVILLE, TN 37218

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

FILE NO: bjt

Karen Johnson Davidson County
Batch # 1143986 DEEDQC
06/06/2024 11:24:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240606-0042465

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Map & Parcel No.: 05905013400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **WILLIE L. WILSON,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **RAYMOND DOUGLAS WILSON, II,** his heirs, successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 139, Plan of Buena Vista Estates, Section 4, of record in Plat Book 4300, Page 81, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 139 fronts 75.0 feet on the northerly side of Buenaview Boulevard and extends back between lines, measuring 140.6 feet on the easterly line and 148.7 feet on the westerly line, to a line in the rear on which it measures 75.44 feet thereon.

Being the same property conveyed to WILLIE L. WILSON, by Deed from B & H Company, a partnership composed of Raymond L. Barrett and Earl Hawkins, dated December 13, 1971, and of record in Book 4561, Page 473, Register's Office for Davidson County, Tennessee.

This is **IMPROVED** property known as: **3084 BUENAVIEW BOULEVARD, NASHVILLE, TN 37218**.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 22nd day of May, 2024.

Willie L. Wilson

WILLIE L. WILSON

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WILLIE L. WILSON**, 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 at office this 22 day of May, 2024.

DERRICK BECTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: July 2025

DERRICK BECTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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I hereby swear or affirm that the actual consideration given for this transfer is **$0.00**.

AFFIANT

Sworn to and subscribed to before me this the 4 day of June, 2024.

NOTARY PUBLIC

My commission expires:

JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025