Karen Johnson Davidson County
Batch# 1144307 DEEDQC
06/06/2024 01:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240606-0042520

AFTER RECORDING RETURN TO:
Timios, Inc.
5716 Corsa Avenue, Suite 102
Westlake Village, CA 91362
File No. 2404057446

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 080 08 0 170.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 22nd day of May, 2024, by and between **CONSTANCE REGINA WILSON, unmarried,** residing at 3214 Lagrange Drive, Nashville, TN 37218, hereinafter referred to as Grantor(s) and **CONSTANCE REGINA WILSON, unmarried** and **DEANNA WILSON, unmarried, as joint tenants with right of survivorship,** residing at 3214 Lagrange Drive, Nashville, TN 37218, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3214 Lagrange Drive, Nashville, TN 37218

BEING THE SAME PROPERTY CONVEYED TO CONSTANCE REGINA WILSON BY DEED FROM ESTATE OF LEON J. WILSON RECORDED 01/01/1991 IN DEED BOOK 8410 PAGE 31, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Constance Regina Wilson

CONSTANCE REGINA WILSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CONSTANCE REGINA WILSON** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 22nd day of May, 2024.

Vanessa Cortner

Notary Public

My Commission expires: 05/08/2028

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Linda Brown
Affiant

Print Name: Linda Brown

STATE OF CA
COUNTY OF LOS ANGELES

Subscribed and sworn to before me this 6th day of JUNE, 2024.

Imelda Garcia
Notary Public
My Commission Expires: 1/17/2027

Name and address for person(s) responsible for taxes:

CONSTANCE REGINA WILSON and DEANNA WILSON
3214 Lagrange Drive
Nashville, TN 37218

IMELDA GARCIA
Notary Public - California
Los Angeles County
Commission # 2434833
My Comm. Expires Jan 17, 2027

Name and address of property owner:

CONSTANCE REGINA WILSON and DEANNA WILSON
3214 Lagrange Drive
Nashville, TN 37218

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 143 ON THE PLAN OF BORDEAUX HILLS, SECTION 3, OF RECORD IN BOOK 3600, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NUMBER 143 FRONTS 55 FEET ON THE NORTHEASTERLY MARGIN OF LAGRANGE DRIVE AND RUNS BACK 120 FEET ON THE NORTH- WESTERLY LINE AND 120 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE, MEASURING 55 FEET THEREON.

Parcel ID Number: 080 08 0 170.00

BEING THE SAME PROPERTY CONVEYED TO CONSTANCE REGINA WILSON BY DEED FROM ESTATE OF LEON J. WILSON RECORDED 01/01/1991 IN DEED BOOK 8410 PAGE 31, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property commonly known as: 3214 Lagrange Drive, Nashville, TN 37218

Tennessee Certification of Electronic Document

I, Linda Brown, do hereby make oath that I am a licensed attorney and/or 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 **5/22/2024** (date of document).

Linda Brown
Affiant Signature

6/6/2024
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this **6** day of **June**, 2**024**.

IMELDA GARCIA
Notary Public - California
Los Angeles County
Commission # 2434833
My Comm. Expires Jan 17, 2027

Imelda Garcia
Notary's Signature

MY COMMISSION EXPIRES: 01/17/2027

NOTARY'S SEAL