AFTER RECORDING RETURN TO:
ServiceLink - Attn: Refinance
1355 Cherrington Pkwy
Moon Township, PA 15108
File No. 2001328146

Karen Johnson Davidson County
Batch# 1147225 DEEDQC
06/14/2024 09:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240614-0044595

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

Tax ID No.: 071-15-0-055-00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 8 day of MAY, 2024, by and between **Kelsey Oesmann Wilson F/K/A Kelsey Oesmann, a married woman, who acquired title as a single woman, joined in execution by her spouse, Blake Michael Wilson,** residing at 132 Lucile Street, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Kelsey Oesmann Wilson and Blake Michael Wilson, wife and husband, as tenants by the entirety,** residing at 132 Lucile Street, Nashville, TN 37207, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF EASTMORELAND PLACE SHIELDS SUBDIVISION OF GLEAVES LAND OF RECORD IN PLAT BOOK 161, PAGE 170, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Property Address: 132 Lucile Street, Nashville, TN 37207

BEING THE SAME PROPERTY CONVEYED TO KELSEY OESMANN, A SINGLE WOMAN FROM CRAIG MOAN, MARRIED, DATED 05/07/2019, RECORDED 05/08/2019, DEED INSTRUMENT #20190508-0043111, COUNTY OF DAVIDSON, STATE OF 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.

Kelsey Oesmann Wilson F/K/A Kelsey Oesmann
Kelsey Oesmann Wilson F/K/A
Kelsey Oesmann

Blake Michael Wilson
Blake Michael Wilson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Kelsey Oesmann Wilson F/K/A Kelsey Oesmann and Blake Michael 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 Nashville, TN Davidson County, this 8 day of May, 2024.

Notary Public

My Commission expires: 1-24-2028

DERRICK M. BRADSHAW
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.

Affiant

Print Name: Kelsey Oesmann Wilson

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 8 day of May, 2024.

Notary Public
My Commission Expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Kelsey Oesmann Wilson and Blake Michael Wilson
132 Lucile Street
Nashville, TN 37207

Name and address of property owner:

Kelsey Oesmann Wilson and Blake Michael Wilson
132 Lucile Street
Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Ryan Mikita, 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 05/08/2024 (date of document).

Affiant Signature

5/13/24
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 13th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries