Karen Johnson Davidson County
Batch # 1151543 DEEDQC
06/27/2024 08:10:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240627-0048134

This instrument prepared by:
Pierchoski Estate Law, LLC
103 North First Street
Pulaski, TN 38478

GRANTOR(S): Shawn L. Wilson

TO.....QUITCLAIM DEED

GRANTEE(S): Rebekah Tesia Pykosh, Trustee of the Shawn L. Wilson Income Only Trust Dated June 24, 2024, or their successors in interest.

FOR VALUABLE CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Shawn L. Wilson, hereinafter referred to as "Grantor", have this day by these presents do hereby quitclaim, transfer and convey all right, title and interest, unto Rebekah Tesia Pykosh, Trustee of the Shawn L. Wilson Income Only Trust Dated June 24, 2024, or their successors in interest, hereinafter "Grantee(s)", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

LOT 72 OF THE PLAN OF ADDITION TO THE CITY OF NASHVILLE CALLED TOWN OF MCGAVOCK OF RECORD IN PLAT BOOK 21 AT PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

Being the same property acquired by Shawn L. Wilson by deed appearing of record in Deed Book 20121227-0119258, Register's Office, Davidson County, Tennessee.

Map and Parcel: 081 16 0 205.00

Property Address: 919 Monroe Street

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

SUBJECT to all easements, rights-of-way, and protective covenants of record, if any.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE

SEARCH AND/OR INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OF WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

POSSESSION passes with delivery of the deed, and the TAXES for the year 2024 will be paid by and thereafter assumed by the Grantee.

Executed at Pulaski, Tennessee, this day, June 24, 2024.

Shawn L. Wilson

STATE OF TENNESSEE
COUNTY OF GILES

PERSONALLY APPEARED BEFORE ME, Alexandria Sybil Bowles, a Notary Public in and for the said State and County, Shawn L. Wilson, with whom I am personally acquainted, and who acknowledged and executed the within instrument for the purpose therein contained.

Witnessed my hand and seal on this day, June 24, 2024.

ALEXANDRIA SYBIL BOWLES STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

Notary Public
My commission expires: August 20, 2024

STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the actual consideration for this transfer, by Quitclaim Deed, is ten dollars ($10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged. This transaction is subject to the transfer tax based only on the actual consideration given for this conveyance pursuant to T.C.A. § 67-4-409(a)(1)(D).

Shawn L. Wilson, Trustor of the Income Only Trust Dated June 24, 2024

Sworn to and subscribed before me on this day, June 24, 2024.

ALEXANDRIA SYBIL BOWLES STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

Notary Public
My commission expires: August 20, 2024

The Owner and person responsible for payment of real property taxes is:
Shawn L. Wilson
P.O. Box 177
Vanleer, TN 37181