Name and Address of New Owner:
Adrian D. Wilkerson, II
4243 Sanoma Dr.
Nashville, TN 37076

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1166852 DEEDQC
08/06/2024 08:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240806-0059708

Map & Parcel No: 075-06-0-078.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dana Elizabeth Midkiff Butler, a single woman** "the Grantor," convey and quitclaim unto **Adrian D. Wilkerson, II, a single man,**"the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Being Lot No. 311 on the Plan of Hermitage Estates, Section II, of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot 311 fronts 93.0 feet on the easterly margin of Samoa Drive and runs back between lines measuring 133.3 feet on the southerly line and 155.5 feet on the northerly line, to a dead line in the rear measuring 62.45 feet.

Being the same property conveyed to Thomas W. Midkiff, now deceased, and wife Adelaide Midkiff (also now deceased) by Deed from Malvin Homes, Inc., of record in Book 4159, Page 664, Register's Office for Davidson County, Tennessee. This is the same property conveyed by Deed from Adelaide Midkiff to John C. Hess, Trustee, who reconveyed the property to Adelaide Midkiff and Dana Elizabeth Midkiff Butler by Instrument Number 20020123-0009083 duly recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Adelaide Midkiff and Dana Elizabeth Midkiff Butler to John C. Hess, Trustee, who reconveyed the property to Adelaide Midkidd by Instrument Number 20020819-0100212 duly recorded in the Register's Office for Davidson County, Tennessee.

Adelaide Virginia Midkiff (Adelaide Virginia Midkiff and Adelaide V. Midkiff are one and the same person) died testate on or around June 15, 2019, and devised said property to Dana Elizabeth Midkiff Butler (Dane Elizabeth Midkiff Butler and Dana Elizabeth Butler are one and the same person) by Last Will and Testament of record in File No. 19P-1538, Probate Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Dana Elizabeth Midkiff Butler by Affidavit of Inheritance (Real Estate) dated February 6, 2020 and recorded on February 27, 2020 in Instrument Number

20200227-0022012, Register's Office for Davidson County, Tennessee.

Being improved property known as **4243 Samoa Drive, Hermitage, Tennessee 37076.**

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 5th day of August, 2024.

By: Dana Elizabeth Midkiff Butler
Dana Elizabeth Midkiff Butler

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of August, 2024, before me personally appeared **Dana Elizabeth Midkiff Butler**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 5th day of August 2024.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By:
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 5th day of August, 2024.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-5-24 .

Affiant Signature

8-5-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5th day of August, 2024.

Notary Signature

My Commission Expires: 5-9-26

