Karen Johnson Davidson County
Batch# 1176017 DEEDQC
08/30/2024 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240830-0067083

QUITCLAIM DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Todd A. Bricker
Affiant

Subscribed and sworn to before me this 30th day of August, 2024.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Atty
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
File No. 37005

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tim Wilson and Kevin McGinn 306 42nd Avenue, North Nashville, TN 37209	NEW OWNER	104-1-022.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Tim R. Wilson, an unmarried man, as to his one-half (1/2) interest only, ("Grantor")**, by these presents, quitclaim, grant and convey unto **Timothy R. Wilson, as Trustee of the Timothy R. Wilson Family Trust dated February 21, 2024, ("Grantee")**, its successors and or assigns, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Second Revised Plan of Valley View Subdivision, Section One, of record in Plat Book 2331, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tim R. Wilson and Kevin McGinn by Warranty Deed dated September 26, 2018, from Nance Jerman England f/k/a Nance Jerman, a married woman, recorded October 1, 2018, as Instrument No. 20181001-0096931, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence for either Grantor.

Subject property is not the primary property for either Grantor.

FOR INFORMATION PURPOSES ONLY
Property Address: 3802 Sentinel Drive, Nashville, TN 37209

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of August, 2024.

Tim R. Wilson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Tim R. Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his own free act and deed.

Witness my hand and official seal this 30th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025

Tennessee Certification of Electronic Document

I, APRIL N. BRADLEY 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 August 30, 20 24.

Affiant Signature

August 30, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of August, 20 24.

Notary's Signature

My Commission Expires: 5/5/2025

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025