Karen Johnson Davidson County
Batch# 1176018 DEEDQC
08/30/2024 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240830-0067084

QUITCLAIM DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

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.

Bobbie Cooper

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 # 37010

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Timothy R. Wilson 306 42nd Avenue, North Nashville, TN 37209	NEW OWNER	083-13-424.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Timothy R. Wilson, an unmarried man, as to his one-third (1/3) interest, ("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 representatives, 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. 124 on the Plan of Lindsley Property, as of record in Plan Book 2, page 92, Chancery Court, 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 Timothy R. Wilson, unmarried, Christie Wilson, unmarried, and Virginia M. Wilson, unmarried, as tenants in common, each having a one-third (1/3) interest, by Warranty Deed from Judith A. Wilson, unmarried, and Megan E Patton, unmarried, as joint tenants with rights of survivorship, of record as Instrument No. 20230703-0050736 in the Register's Office for Davidson County, Tennessee, dated June 30, 2023 and recorded July 3, 2023. As corrected by Scrivener's Affidavit of record as Instrument No. 20230713-0053613, said Register's Office. The said Christie Wilson's name was corrected to show Christine Wilson.

Subject property is not the primary property for Grantor.

FOR INFORMATION PURPOSES ONLY
Property Address: 1518 Fatherland Street, Nashville, TN 37206

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.

IN WITNESS WHEREOF, the Grantor has caused his name to be signed on this the 30th day of August, 2024.

Timothy R. Wilson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Timothy 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 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