Karen Johnson
Batch # 1181799
09/16/2024 10:20:46 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240916-0071192

This Instrument Prepared By:
CYNTHIA GREENE-CAMPBELL
Attorney at Law
215 2nd Ave. N, Ste. 102
Nashville, TN 37201
615-596-7440
greenelawfirm@aol.com

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Nekia Wright
AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

JEAN ATKINSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: 9-28-26

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Jason Wright
3811 W. Hamilton Rd.
Nashville, TN 37218

SEND TAX BILLS TO:
Same

MAP & PARCEL
069-03-0-125.00
& 069-03-0-122.00

FOR AND IN CONSIDERATION of a Final Decree of Annulment entered in the Third Circuit Court for Davidson County, Tennessee, under Docket No. 24D463, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, NEKIA DANITA WRIGHT, by these presents do hereby quitclaim and convey unto JASON THOMAS WRIGHT, to his heirs, successors and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel I: Land in Davidson County Tennessee, being situated in the 13th Civil District and being part of Tract 8 on the Plan of Fairview Subdivision of record in Book 974, Page 41, in the Register's Office for said County, described according to a copy of a survey by Hickerson and Hickerson Engineers, dated January 23, 1964, as follows:

Beginning at a point in the Southerly margin of West Hamilton Road, which point is located 1637.7 feet West, as measured along the Southerly margin of West Hamilton Road with the Westerly margin of Clarksville Highway, which point of intersection is also the Northeast corner of Lot No. 1 of Tract 8 on the revised

Map of Fairview Subdivision of record in Book 1130, page 54, said Register's Office; thence South 4 degrees 58 minutes West 200 feet to a point; thence North 85 degrees 2 minutes West 100 feet to a point; thence North 4 degrees 58 minutes East 200 feet to a point in the Southerly margin of said West Hamilton Road; thence with the margin of the same South 85 degrees 2 minutes East 100 feet to the point of beginning.

Parcel II: Land in Davidson County Tennessee, being situated in the 13th Civil District and being part of Tract 8 on the Plan of Fairview Subdivision of record in Book 974, Page 41, Register's Office for said County, described according to a copy of a survey by Hickerson and Hickerson, Engineers, dated January 23, 1964, as follows:

Beginning at a point in the Southerly margin of West Hamilton Road, which point is located 1737.7 feet West, as measured along the Southerly margin of West Hamilton Road, from the intersection of the Southerly margin of West Hamilton Road with the Westerly margin of Clarksville Highway, which point of intersection is also the Northeast corner of Lot No. 1 of Tract 8 on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, said Register's Office; thence South 4 degrees 58 minutes West 200 feet to a point; thence North 85 degrees 2 minutes West 100 feet to a point; thence North 4 degrees 58 minutes East 200 feet to a point in the Southerly margin of said West Hamilton Road; thence with the margin of the same, South 85 degrees 2 minutes East 100 feet to the point of beginning.

Being the same property conveyed to James Majors, Jr. by Deed from L. E. Smith and wife, Sadie Jones Smith of record in Book 4668, page 290, Register's Office for Davidson County, Tennessee, dated December 15, 1972 and recorded on December 29, 1972.

Being the same property conveyed to James A. Majors, Sr. and wife, Susie P. Majors by Quitclaim Deed from James A. Majors, Jr., a single person of record in Book 7599, page 45, Register's Office for Davidson County, Tennessee, dated July 13, 1988 and recorded on July 14, 1988.

Being the same property conveyed to James A. Majors and wife, Susie P. Majors by Warranty Deed from James D. Selby and wife, Zepher Selby of record in Book 4288, page 891, Register's Office for Davidson County, Tennessee, dated November 21, 1968 and recorded on November 22, 1968.

The said James A. Majors, Sr. died October 22, 2003 thereby vesting Susie P. Majors as the surviving tenant by entirety. Said Susie P. Majors died February 07,

2021. The Last Will and Testament of Susie P. Majors was admitted for the limited purpose of Muniment of Title under Docket No. 21P603 in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville-Davidson County. In accordance with the Order signed by Special Master Scott Pilkinton, title vested to the devisees of this will, Carolyn S. Woodson, James A. Majors, Jr., and Deborah Eileen Majors.

Being the same property conveyed to Jason Wright and Nekia Wright, husband and wife, by Warranty Deed from James A. Majors, Jr., Deborah Eileen Majors, and Carolyn Sue Woodson all Devisees and Individuals under the Estate of Susie Powell Majors, of record in Instrument Number 20210729-0102465, Register's Office for Davidson County, Tennessee, dated July 27, 2021, and recorded on July 29, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3811 & 0 West Hamilton Road, Nashville, TN 37218

Dated this 5th day of July, 2024. Nekia Wright

NEKIA DANITA WRIGHT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nekia Danita Wright, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of July, 2024.

Jean Atkinson

NOTARY PUBLIC

My Commission Expires: 9-28-26

JEAN ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON