Karen Johnson Davidson County
Batch# 1187733 DEEDQC
09/30/2024 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240930-0075571

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Stephen Cody Wilkins 3413 Springbrook Drive Nashville, TN 37204	Wilson Bank & Trust 207 Legends Drive Lebanon, TN 37087	118-10-0-067.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Angie L. Lawless, a Married Woman,** by these presents does hereby quitclaim and convey unto **Stephen Cody Wilkins, a Married Man,** his successors and assigns, all her right, title and interest in and to the following described tract of land:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Pleasant Valley of record in Plat Book 1424, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Cody Wilkins and Angie L. Lawless, husband and wife, by Warranty Deed from Paula Walker and Michael Walker, wife and husband, of record in Instrument No. 20240618-0045872, Register's Office for Davidson County, Tennessee, dated June 11, 2024 and recorded on June 18, 2024.

Being also known as 3413 Springbrook Drive, Nashville, TN 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
30th day of September 2024.

Affiant

My commission expires: 3.7.25
(Affix Seal)

Notary Public

STEVE MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30th day of September 2024.

Angie L. Lawless

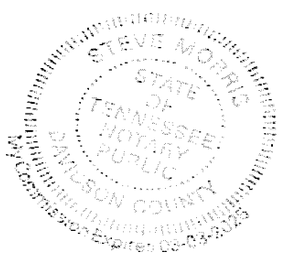
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angie L. Lawless, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 30th day of September 2024.

Notary Public

My Commission Expires: 7.5.25



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 11, 2024**.

Affiant Signature

June 18, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 18th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25