Karen Johnson Davidson County
Batch # 1193227 DEEDQC
10/14/2024 01:10:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241014-0079491

PREPARED BY:
MONTE D. WATKINS
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel Number:
Zelda Wilson, Jonathan Wilson, Blake Wilson, William Wilson and Leon Wilson 2105 W Richmond Hill Dr. Nashville, TN 37207	Owner	12D 95334 Map 50-13 Par 27

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Mamie Shelton, previously Mamie Wilson, the Grantor, by these presents do hereby quitclaim and convey unto Zelda Wilson, Jonathan Wilson, Blake Wilson, William Wilson and Leon Wilson, however, expressly reserving a Life Estate for Mamie Shelton, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee; Being Lot No. 42 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, page 142, Register's Office for said County.

SAID Lot No. 42 fronts 56 feet on the southerly side of Richmond Hill Drive and extends back 137.7 feet on the easterly line and 80 feet on the westerly line to a dead line in the rear, measuring 77.75 feet thereon.

Being the same property conveyed to Mamie Wilson, then unmarried, she has since married Raymond Shelton, now deceased, and now uses the name, Mamie Shelton, by warranty deed from Jack Williams and wife, Frances E. Williams, of record in Book 4700, page 923, Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive convenants of record in Book 4447, page 108, and Book 4447, page 594, Register's Office for said County, easements and Setback lines as set forth on the above plan of record.

This is improved property known as 2105 Richmond Hill Dr. Nashville, TN 37207.

Said property is conveyed subject to such limitations, restrictions, and encumbrances and easements as may affect the premises.

Witness my hand this 13 day of October, 2024.

Mamie Shelton
Mamie Shelton

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public in and for the County and State aforesaid, personally appeared Mamie Shelton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at my office in Nashville, Tennessee, this the _____ day of October, 2024.

Melinda Eady
Notary Public

My Commission Expires: 5/9/2026

MELINDA EADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Mamie Shelton
AFFIANT

Subscribed and sworn to before me, this 13 day of October 2024.

Melinda Eady
Notary Public

My commission expires: 5/9/2026

MELINDA EADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026