QUITCLAIM DEED

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Harold W. Wilson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF October, 2024.

Teresa Glass
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TERESA GLASS NOTARY PUBLIC TENNESSEE My Comm Exp. Sept. 21, 2027 COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Harold W. Wilson, Jr. and wife, Seclanda Wilson,	United Wholesale Mortgage	42-11-B-131
(NAME)	(NAME)	
140 Heritage Trace Drive	585 S Blvd. E	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211726

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Harold W. Wilson, Jr.**, hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Harold W. Wilson, Jr. and wife, Seclanda Wilson, as tenants by the entirety,** hereinafter called the **GRANTEES**, their survivor and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Apartment Unit No. 140, on the plan of Heritage Village Condominium, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, page 179, as amended in Book 4808, page 829; Book 5102, page 383; Book 6380, page 989; Book 6484, page 287; Book 9654, page 906; Instrument No. 20040804-0093767 and Instrument No. 20140314-0021490, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominium set forth as Exhibit A: of said Supplement and Amendment to the Master Deed, for a more complete identification and description of said Unit.

BEING the same property conveyed to Harold W. Wilson, Jr. by Warranty Deed from Buffy Lynn Nevil and Bradley Michael Hayes, dated July 26, 2021, and filed of record in Instrument No. 20210920-0125687, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 140 Heritage Trace Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 15 day of October, 2024

Harold W. Wilson Jr.
Harold W. Wilson, Jr.

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Harold W. Wilson, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of October, 2024

Teresa Glass
Notary Public
My Commission Expires:

TERESA GLASS NOTARY PUBLIC TENNESSEE My Comm Exp. Sept. 21, 2027 COUNTY OF ROBERTSON

Karen Johnson
Batch # 1195022
10/17/2024 11:40:28 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDDIV
1 pg

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