Karen Johnson Davidson County
Batch # 1211974 DEEDQC
12/03/2024 11:24:26 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241203-0093795

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
*Carolyn Dale, Attorney at Law 2000 Mallory Lane Ste. 326 Franklin, TN 37067 (615-345-4234)	NEW OWNER	ROBBIE LYNNE WILSON 488 CANTON PASS MADISON, TN 37115	053 05 0 036.00

QUITCLAIM DEED

FOR **ZERO DOLLARS ($0.00)**, and other good and valuable consideration, given by **ROBBIE LYNNE WILSON,** an unmarried woman, whose address is 488 Canton Pass, Madison, Tennessee 37115 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, **ROBBIE LYNNE WILSON AND ROZELLE ANTHONY WILSON, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY** ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 126 ON THE PLAN OF SEQUOIA VALLEY SUBDIVISION, SECTION 3, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4460, PAGE 83, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The legal description was obtained from a previously recorded instrument.

Being the same real estate conveyed to Grantor by instrument dated March 13, 2020 and recorded on March 18, 2020 in Instrument No. **20200318-0029763** Register's Office for Davidson County, Tennessee.

Commonly known as **488 Canton Pass, Madison, TN 37115.** This address is provided for informational purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those plats, liens, easements, encumbrances and exceptions of record.

This DEED is made subject to the Marital Dissolution Agreement dated January 26, 2022, in Case Number 2021-DV-492, in the Circuit Court of Wilson County, Tennessee.

[Signature Page Follows]

GRANTOR(S):

Rozelle Wilson

ROZELLE ANTHONY WILSON

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Rozelle Wilson, notary public, Rozelle Anthony Wilson, the within named Grantor, 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 21st day of February, 2022.

Judy L. West

Notary Public

Judy L. West

Notary Public Name (Printed)

My Commission Expires: July 9, 2024

JUDY L. WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

GRANTOR(S):

ROBBIE LYNNE WILSON

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Robbie Wilson, notary public, Robbie Lynne Wilson, the within named Grantor, 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 21st day of February, 2022.

Notary Public

Judy L. West

Notary Public Name (Printed)

My Commission Expires: July 9, 2024

JUDY L. WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

*The preparer did not review a title search prior to the preparation of this Instrument. Information contained herein was provided by the Grantors and previously recorded documents. The preparer is not responsible for the collection of taxes pursuant to this transaction.

OATH OF CONSIDERATION

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

GRANTEE(S):

ROBBIE LYNNE WILSON

JUDY L. WEST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Judy West, ary public, **ROBBIE LYNNE WILSON**, an unmarried woman, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2022.

Judy L. West
Notary Public

Judy L. West
Notary Public Name (Printed)

My Commission Expires: July 9, 2024

(For Recording Data Only)