Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 9th day of January, 2025.

Notary Public

My Commission Expires: 09/14/2027

JACKSON TSUKAHARA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 14, 2027
WILLIAMSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sean Craig Wilson 909 Sutton Hill Rd Nashville, TN 37204	New Owner	118-10-0-035.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jennifer Rose Wilson, unmarried** hereinafter referred to as the ("Grantors") do hereby quitclaim, transfer and convey unto **Sean Craig Wilson, unmarried,** his successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 55, as shown on the map entitled Sutton Hill Section of Marengo Park, of record in Plat Book 974, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SEAN C. WILSON, by deed from CAMILLE T. TERRANOVA, of record in Instrument No. 20070816-0097824, dated August 10, 2007, said Register's Office.

Jennifer Rose Wilson conveys any and all interest in said property, marital or otherwise.

This is property known as 909 Sutton Hill Rd, Nashville, TN 37204.

Karen Johnson
Batch # 1226273
01/14/2025 11:10:48 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250114-0002859

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of 9 January, 2025.

Jennifer Rose Wilson

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jennifer Rose Wilson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of January 2025.

Notary Public

My Commission Expires: 09/14/2027

JACKSON TSUKAHARA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 14, 2027
WILLIAMSON COUNTY