Karen Johnson
Batch # 1226595
01/15/2025 11:55:41 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250115-0003222

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 Connie Morrison Wilson CONNIE MORRISON WILSON, AFFIANT Subscribed and sworn to before me, this 6th day of January 2025. Laura Yates NOTARY PUBLIC My Commission Expires: 7-3-2028

LAURA YATES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/03/2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
TANDY W. WILSON, IV and CONNIE MORRISON WILSON, CO-TRUSTEES 539 Midway Circle Brentwood, TN 37027	New Owner	Map and Parcel No.: Map 104 Group 7 Parcel 83

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Connie Morrison Wilson, ("Grantor") do hereby quitclaim, transfer and convey unto Tandy W. Wilson, IV and Connie Morrison Wilson, Co-Trustees of the Wilson Joint Revocable Trust, created February 15, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2804 Blakemore Avenue, Nashville, TN 37212, and more particularly described as follows:

Being lot No. 3 of Block 1 on the Plan of Fairfax Place, as of record in book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee. Said lot No. 3 fronts 60 feet on the northerly side of Blakemore Avenue and runs back between parallel lines 140.43 feet to an alley.

Being the same property conveyed to Connie Morrison Wilson from Tandy West Wilson IV by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20101109-0090103.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 6th day of January 2025.

Connie Morrison Wilson
Connie Morrison Wilson, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Connie Morrison Wilson**, the Grantor, 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 6th day of January 2025.

Laura Yates
Notary Public

My Commission Expires: 7-3-2028

