Karen Johnson Davidson County
Batch# 1228866 DEEDQC
01/22/2025 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250122-0005094

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Mid-Star Title, LLC
2690 Memorial Blvd., Suite A
Murfreesboro, TN 37129

QUIT CLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No(s).**
Nancy J. Wilkerson 4471 Chandler Rd. Hermitage, TN 37076	Same	Tax Map(s): 75 Parcel ID(s): 135.00

THIS INDENTURE made this 18th day of January, 2025, between Janet Lynn Wilkerson, Scottie Wilkerson Scholl, Susan Wilkerson Moore, Amy Elaine Baker, and Nancy J. Wilkerson, Heirs at Law of Evert Wayne Wilkerson, First Parties, and Nancy J. Wilkerson, a single woman, Second Party:

WITNESSETH

THAT SAID First Parties, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 3 on the unrecorded survey of Dale and Associates, Inc., Surveyors, dated 7/26/85, fully described as follows:

Beginning at a point situated in the southerly margin of Chandler Road (60° R.O.W.) Said point also being the northerly property corner of Lot 2 and the southwesterly corner of the property herein described;

Thence, along aforementioned southerly margin of Chandler Road, N 00 deg. 39" East, a distance of 171.50 feet to a point;

Thence, South 57 deg. 39' 21" East, a distance of 1211.02 feet to a point;

Thence, South 12 deg. 07' 03" West, a distance of 57.00 feet to a point;

Thence, South 85 deg. 44' 28" West, a distance of 259.42 feet to a point;

Thence, North 55 deg. 35' 20" West, a distance of 1040.08 feet to the point of beginning.

Being the same property conveyed to E. W. Wilkerson and wife, Nancy C. Wilkerson, by deed from Kenneth F. Hudgens and Douglas C. Jones of record in Book 6680, Page 986, Register's Office for Davidson County, Tennessee. E. W. Wilkerson and Evert Wayne Wilkerson are one and the same person. Nancy C. Wilkerson and Nancy J. Wilkerson are one and the same person.

This is improved property known as 4471 Chandler Road, Hermitage, TN 37076.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 18th day of January, 2025.

Janet Lynn Wilkerson

Janet Lynn Wilkerson

Scottie Wilkerson Scholl

Scottie Wilkerson Scholl

Susan Wilkerson Moore

Susan Wilkerson Moore

Amy Elaine Baker

Amy Elaine Baker

Nancy J. Wilkerson

Nancy J. Wilkerson

KAREN L. OSMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of January, 2025, before me personally appeared Janet Lynn Wilkerson, Scottie Wilkerson Scholl, Susan Wilkerson Moore, Amy Elaine Baker and Nancy J. Wilkerson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WITNESS my hand and official seal at office on the day and year first above written.

Karen L Osment

Notary Public

My Commission Expires: 9-8-25

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear and affirm that this transfer is exempt from tax by T.C.A. §67-4-409(a)(1)(C)(ii)

Nancy J. Wilkerson

Affiant

Subscribed and sworn to before me this 18th day of January, 2025.

Karen L Osment

Notary Public

My Commission Expires: 9-8-25

KAREN L. OSMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Amy K Gentry, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/18/25 (date of document).

Affiant Signature

1/22/25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of January, 2025.

Eileen Smith

Notary's Signature

MY COMMISSION EXPIRES: 8/24/26

NOTARY'S SEAL

