THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 14th day of February, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Karen Johnson
Batch # 1238976
02/20/2025 02 10 33 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250220-0012467

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Chase E. Wilson and Stephanie L. Wilson 1014 Bate Avenue Nashville, TN 37204	New Owner	Map/Parcel: 105-09-0-242.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **JARED J. WILSON, married, and CHASE E. WILSON, unmarried, as joint tenants with rights of survivorship** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **CHASE E. WILSON, unmarried, and STEPHANIE L. WILSON, married, as joint tenants with rights of survivorship** (hereinafter collectively referred to as the "Grantee"), and their heirs, beneficiaries and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of W.S. Criddles' Subdivision of Lot No. 1 WLB Lawrence Plan of record in Plat Book 57, Page 84, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jared J. Wilson, married, and Chase E. Wilson, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Allison C. Bell and James Bell, wife and husband, dated May 1, 2024 and recorded on May 2, 2024, of record in Instrument No. 20240502-0032184, Register's Office for Davidson County, Tennessee

This is improved property known as: 1014 Bate Avenue, Nashville, Tennessee 37204.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14TH day of February, 2025.

GRANTOR:

JARED J. WILSON

CHASE E. WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jared J. Wilson and Chase E. Wilson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 14TH day of February, 2025.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026