This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1271457 DEEDQC
05/09/2025 12:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250509-0036621

State of Tennessee }
County of Davidson }

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

Affiant Signature

Subscribed and sworn to before me on this the 4 day of 21, 25.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Jacob Michael Hall
5008 Wilkerson Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Jacob Michael Hall
5008 Wilkerson Drive
Nashville, TN 37211

MAP AND PARCEL NUMBER: 16103004600

QUITCLAIM DEED
25NT00273

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Jacob Hall and Kathaleen Mackenzie Watson, husband and wife

By these presents do remise, release and **QUITCLAIM** unto

Jacob Michael Hall, a single man

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of WILKERSON HEIGHTS, as shown on plat of record in Book 2900, Page 63, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property as conveyed to Jacob Hall and Kathaleen Mackenzie Watson, husband and wife by Warranty Deed from Mary Frances Tice, widowed dated 03/03/2023 recorded 03/06/2023 in Instrument Number 20230306-0015859, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John L Tice and wife, Mary Frances Tice by Deed from M.C. Butts and wife Dixie R. Butts, dated 05/24/1961, of record in Book 3225, Page 140, Register's Office for Davidson County, Tennessee.

John L. Tice having since died on February 22, 2023 leaving the property vested solely to Mary Frances Tice as the surviving tenant by the entirety.

This is an improved property commonly known as: 5008 Wilkerson Dr, Nashville, TN 37211

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

Witness our hands this 16 day of March, 2021.

Kathleen Mackezie Watson

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kathaleen Mackenzie Watson,** the within named bargainer, 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 and official seal at office, this 16 day of March, 2021.

Notary Public

My Commission expires: 7/3/22.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jacob Michael Hall aka Jack Hall

Jacob Michael Hall AKA Jacob Hall

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jacob Michael Hall AKA Jacob Hall,** the within named bargainer, 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 and official seal at office, this 16 day of April, 2025.

Notary Public

My Commission expires: 7/9/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens do hereby make oath that I am a licensed attorney and/or 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 4-16-25 (date of document).

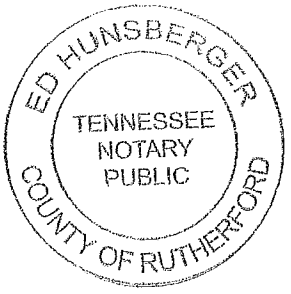
Affiant Signature

5-2-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd of May, 2025.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26