THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE GRANTORS HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

PREPARED BY & RETURN TO:
1ST QUALITY TITLE, LLC
987 VESTA RD
LEBANON, TN 37090

Karen Johnson Davidson County
Batch # 1289373 DEEDQC
06/24/2025 03:56:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250624-0049826

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Guy Wayne Henderson, Sr., does this day bargain, sell, release, remise, quitclaim and convey my interest unto Katina Natasha Henderson, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 332 on the Plan of Section Two, Parkwood Estates, of record in Plat Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 332 fronts 95 feet on the Southeasterly side of Wilmoth Court and extends back 141.4 feet on the Northeasterly line and 128.8 feet on the Southwesterly line to a dead line measuring 58 feet thereon.

Being the same property conveyed to Levi Nesmith, Jr. and wife, Geraldine M. Nesmith by Warranty deed from Pauline B. Luckey and Dorris C. Booker, each unmarried of record in Instrument No. Book 4780, Page 510 Register's Office for Davidson County, Tennessee, dated January 11, 1974 and recorded on January 14, 1974.

Being the same property conveyed to Gay Lisa Levine, Trustee by Quitclaim Deed from Levi Nesmith, Jr. and Geraldine M. Nesmith of record in Book 7758, page 777, Register's Office for Davidson County, Tennessee, dated January 18, 1989 and recorded on January 26, 1989 and within the same deed the said Gay Lisa Levine, Trustee conveyed her interest in the subject property to Geraldine M. Nesmith.

Being the same property conveyed to Katina Natasha Henderson and Guy Wayne Henderson, Sr., wife and husband by Warranty Deed from Geraldine M. Nesmith, dated September 25, 2023, recorded September 27, 2023, of record in Instrument No. 20230927-0075726, Register's Office for Davidson County, Tennessee.

This is improved property known as 3206 Wilmoth Court, Nashville, TN 37207.

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 23rd day of June, 2025.

Guy Wayne Henderson, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared unto Guy Wayne Henderson, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 23rd day of June, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: May 9, 2026

AFFIDAVIT

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

Affiant

DESTINY TILLMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 23rd day of June, 2025.

My Commission Expires: May 9, 2026

NOTARY PUBLIC

Map & Parcel No.: 050-14-0-152.00

Name and address of new owner:
Send tax bills to:
Katina Natasha Henderson
3206 Wilmoth Court
Nashville, TN 37207

DESTINY TILLMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY