Prepared by:
Margaret Mary Wilson
7900 River Fork Dr.
Nashville, TN 37221

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THIS QUITCLAIM DEED is made and entered into this 18th day of August, **2025**, by and between:

Grantor(s): Margaret Mary Wilson / Tax Bills
Address: 7900 River Fork Dr. Nashville, TN 37221

and

Grantee(s): Margaret Mary Wilson Family Trust
Address: 7900 River Fork Dr. Nashville, TN

Karen Johnson Davidson County
Batch # 1318962 DEEDQC
09/05/2025 12 17 23 PM 2 pgs
Fees $12 00 Taxes $0 00
20250905-0071081

WITNESSETH:

That for and in consideration of the sum of **$1.00** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby remise, release, and quitclaim unto the Grantee, and Grantee's heirs and assigns forever, all right, title, interest, claim, and demand which the Grantor has or may have in and to the following described real estate located in the County of Davidson, State of Tennessee, to with:

Legal Description of Property:
Land in Davidson County, Tennessee, being Lot No. 206. Phase III-A, Sheffield on the Harpeth, a Planned Unit Development, as a record in Plat Book, Page 332, Register's Office for said County, to which plan reference is hereby made for a complete legal description thereof.

Being part of the same property conveyed to Randall Phillips Builders, Inc. a Tennessee Corporation, by Deed from Phillips Builders, a Tennessee General Partnership of E. Randall Phillips, Harry E. Phillips and Randall L. Phillips of record of record in Book 7195, Page 96, Register's Office for Davidson County, Tennessee. Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Erand, Inc. into Philhall Corp. with amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, Page 203 said Register's office, dated June 30, 1987.

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6925, Page 900, amended to Book 7145, Page 954, supplemental in Book 8505, Page 598, and further amended in Book 8747, Page 97, said Register's Office;

easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated as assumed by the Grantee (s) herein.

Parcel/Tax ID Number: MAP 141-15-D PARCEL 206 FB # 09D-81715 Book 9016 PAGE 538 source of title

ACCOUNT # 141150D20600CO

~~TO HAVE AND TO HOLD the same, together with all improvements and appurtenances thereunto belonging, unto the Grantee and Grantee's heirs and assigns forever.~~

IN WITNESS WHEREOF, the Grantor has hereunto set hand and seal on the day and year first above written.

Grantor Signature Margaret Mary Wilson

Grantor Printed Name: Margaret Mary Wilson Margaret Mary Wilson

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Margaret Mary Wilson, the within named person(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Carol Wilker

Notary Public:

My Commission Expires: CAROL WILKER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires July 2, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Margaret Mary Wilson Affiant
Subscribed and sworn before me this the
05 Day of September, 2025.
P. Allen, Deputy Register