This instrument prepared by:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Karen Johnson
Batch # 1321450
09/12/2025 10 23 12 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250912-0072928

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn before me on this ___ day of Sept., 2025

Notary Public

My Commission expires: 11-19-28.

Address of New Owner:
Mary Wilson-Sjerps, Trustee
Mary Wilson-Sjerps Revocable Living Trust
122 Chuzzlewit Down
Brentwood, TN 37027

Send Tax Bills To:
Same as New Owner

Map-Parcel:
161060A16200CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made

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QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Mary Wilson-Sjerps** ("Grantor") does hereby grant, transfer, release, remise and forever quitclaim unto **Mary Wilson-Sjerps, Trustee of the Mary Wilson-Sjerps Revocable Living Trust u/a/d September 3, 2025** ("Grantee"), and her successors in trust, forever, all of Grantor's right, title, and interest in and to a certain tract of land situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 162 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second

Supplemental Declaration to Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Mary Wilson Sjerps (a/k/a Mary Wilson-Sjerps), by Warranty Deed from Centex Homes, a Nevada general partnership, of record in Instrument No. 20111020-0081735, Register's Office for Davidson County, Tennessee.

This is improved property known as 1319 Crown Point Place, Nashville, TN 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 3 day of Sept., 2025.

GRANTOR:

Mary Wilson-Sjerps

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Mary Wilson-Sjerps**, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 31 day of September, 2025.

JACKSON M. WELCH NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

Notary Public
My Commission Expires: 11-19-28