Karen Johnson Davidson County
Batch# 1387528 DEEDQC
03/03/2026 09:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260303-0016534

Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Steven P. Wilson
Address: 3618 Westbrook Ave.
Nashville
State: TN Zip Code: 37205

Map and Parcel ID #: 104-05-0-219.00

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Steven P. Wilson and Sarah E. Wilson, Co-Trustees of the Steven P. Wilson Trust dated 2/26/2012 , (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Steven P. Wilson, a single man, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee, being the easterly 15 feet of Lot No. 493 and the westerly 45 feet of Lot No. 494 in Richland Realty Company's Division "C", a plan of which is of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin each other and front together 60 feet on the north side of Westbrook Avenue and extend back northerly between lines 205 feet, more or less, on the westerly margin and 208 feet, more or less, on the easterly margin to an alley.

Being the same property conveyed to Land Development.Com, Inc., by Deed from Ramona Ward Fite, unmarried, of record in Instrument No. 20130404-0033465, dated March 18, 2013, said Register's Office.

Land Development.Com, Inc. is one in the same company as Land Development.com, Inc., a Tennessee corporation.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **3618 Westbrook Avenue, Nashville, TN 37205.**

Being same property conveyed in Instrument 20140521-0043755

Grantor's Signature

Grantor's Signature

STEVEN P. WILSON
Grantor's Name

Sarah E. Wilson
Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven P. Wilson and Sarah E. Wilson whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 21 day of February, 2026

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

Affiant

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 21 day of February, 2026

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 2/24/26 (date of document).

Affiant Signature

2/24/26
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24 day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

JOAN KU TYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027