QUITCLAIM DEED

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

AJ-QCD-26-1408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Tami J Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JAMES WILSON	**New Owner**	**03414006400**
(NAME)	(NAME)	
1408 Bain Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1402238 DEEDQC
04/06/2026 02:33:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260406-0027484

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES WILSON ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

JAMES WILSON ("GRANTEE)

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49 ON THE PLAN OF STANLEY HEIGHTS OF RECORD IN BOOK 3300, PAGE 74, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEING A RESUBDIVISION OF LOT NOS. 34, 35, 36, 37, 38, 41, 42, 43, AND 44 ON THE PLAN OF EDGEMEADE FARMS, AS OF RECORD IN PLAT BOOK 547, PAGES 89-90, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES WILSON, BY WARRANTY DEED, FROM BENJAMIN THOMAS, OF RECORD IN INSTRUMENT NO. 20260114-0003382, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID JAMES WILSON HAVING SINCE BEEN DIVORCED, AND PURSUANT TO FINAL DECREE OF DIVORCE IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, IN DOCKET NO. 25D1193, TAMI J. WILSON HEREBY JOINS IN THIS TRANSFER TO CONVEY ANY INTEREST, MARITAL OR OTHERWISE, SHE MAY HAVE IN THE SUBJECT PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1408 Bain Drive, Nashville, Tennessee 37115.**

Witness our hands this the 3 day of April, 2026.

James A Wilson
JAMES WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES WILSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of April, 2026.

Notary Public

My Commission Expires:

Witness our hands this the 3 day of April, 2026.

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

Tami J Wilson
TAMI J. WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TAMI J. WILSON**, the within named bargainor, 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 and official seal, this the 3 day of April, 2026.

Notary Public

My Commission Expires:

Witness our hands this the 3 day of April, 2026.

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028