Karen Johnson
Batch # 1452462
07/29/2026 11:39:00 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260729-0069748

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
JOSHUA C. WILSON 110 One Mile Parkway Unit 1122 Madison, Tennessee 37115	Same	052 13 0B 111.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CANDY F. WILSON, a single woman, and a resident of the State of Tennessee, as to a one-half (1/2) undivided interest ("Grantor"), by these presents, transfers, and conveys unto JOSHUA C. WILSON, a single man, a resident of the State of Tennessee ("Grantee"), his heirs, successors and assigns, all of her rights, title, and interests in and to that certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 2348 Benay Road, Nashville, Tennessee 37214. Grantor's rights, title, and interests in and to the Subject Property is conveyed to Grantee, his heirs, successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers her respective interest in and to the Subject Property to Grantee on an "as-is, where-is" basis. This conveyance is being made pursuant to that certain Final Decree of Divorce entered into on February 19, 2025, filed in the Fourth Circuit Court for Davidson County, Tennessee, under Case No. 24D1105.

<Signatures and notary acknowledgments appear on the following pages>

IN WITNESS WHEREOF, Grantor has hereunto set her signature to be effective as of July ___, 2026.

GRANTOR:

Candy F. Wilson
CANDY F. WILSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, TERRY L HARRIS, a Notary Public of said County and State, personally appeared CANDY F. WILSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in NASHVILLE, Tennessee, this 17th day of July, 2026.

Terry L Harris
Notary Public

TERRY L HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 7.03.2028

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(i)(a), no transfer tax is due for the recording of this instrument.

Terry L Harris
AFFIANT

Sworn to and subscribed before me, this 17th day of July, 2026.

Terry L Harris
Notary Public

TERRY L HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 7.3.2028

EXHIBIT A

DESCRIPTION OF PROPERTY

LAND situated in Davidson County. Tennessee, being Unit No. 149 on the Plan of the First Revision of the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section-I, of record in Book 9700, page 283, Register's 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 Joshua C. Wilson and wife, Candy F. Wilson, by deed from Sheila Crenshaw, of record in Instrument No. 20100924-0076006, unmarried September 23, 2010, Register's Office for Davidson County, Tennessee.

Joshua C. Wilson and Candy F. Wilson have since divorced, as evidenced by that certain Final Decree of Divorce, filed on February 19, 2025, Case No. 24D1105, in the Fourth Circuit Court for Davidson County, Tennessee.