Davidson County DEEDQC
Recvd: 06/23/05 10:55 2 pg
Fees:12.00 Taxes:0.00
20050623-0072164

File No. 250502453

QUITCLAIM DEED

CASEY L. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 12/15/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Omar Y. Walker	Same	081-02-0-046.00
(NAME)	(NAME)	
2315 23rd Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Omar Y. Walker and wife, Erica J. Walker**, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **Omar Y. Walker, unmarried**, HEREINAFTER CALLED THE GRANTEES, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 122, on the Plan of Buena Vista Heights Addition, as shown by plat appearing of record in Plat Book 161, Page 19, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Omar Y. Walker and wife, Erica J. Walker by Warranty Deed dated May 29, 1998 of record in Book 10969, Page 362, Register's Office for Davidson County, Tennessee.

All matters shown on the plan of record in Plat Book 161, Page 19; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2315 23rd Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 17th day of June, 2005.

Omar Y. Walker

Erica J. Walker

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Omar Y. Walker and Erica J. Walker, 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 at Rutherford County, Tennessee, this 17th day of June, 2005.

My Commission expires: 12/15/07

Casey L. Ellis
Notary Public

CASEY L. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 250502453

RETURN TO:
Southern Title Services
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Murfreesboro, TN 37129