BILL GARRETT, Davidson County
Trans:T20110072045 DEEDQC
Recvd: 11/15/11 10:29 4 pgs
Fees:22.00 Taxes:0.00
20111115-0089161

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 12 day of OCT, 2011, by the Grantor(s),
Danny Ray Martin whose address is 4892 Rainer Drive, Old Hickory, TN. 37138

to the Grantee(s),
Melinda Hester Walker whose address is 4892 Rainer Drive, Old Hickory, TN. 37138 - Melinda Hester Walker is a single woman.

WITNESSETH, That the said Grantor, for
$ 10.00

the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in County County, Davidson
State of Tennessee
to wit:
Lot No 399 of Davidson County, TN. on the Plan of Sherwood Forest, Section IV (4), of record in Book 4460, pages 182 and 183, Register's Office for said County.
Being the same property conveyed to Raymond J. Harris and Wife, Janet O Harris by deed from Phillips Builder's Inc. of record in Deed Book 8198, page 315, Register's Office for said County
Being the same property conveyed to Danny Ray Martin by deed from Raymond J. Harris and wife, Janet O Harris of record in Instrument # 20030910-0131946, said Register's Office on 09/10/2003
Cumberland Title Company, 13018 Lebanon Road, Suite 100, Mt Juliet, Tennessee 37122

Commonly known as: 4892 Rainer Drive, Old Hickory, TN. 37138
Parcel Identification: 065050013 00

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature Danny Martin
Print Name Danny Ray Martin
Capacity: Grantor

Signature N/A
Print Name:
Capacity:

Signature N/A
Print Name:
Capacity:

Signature N/A
Print Name:
Capacity:

Document prepared by:
Danny Martin +
Melinda Walker
4892 Rainer Dr
Old Hickory, TN 37138

When recorded mail this deed and tax statements to:
Melinda Hester Walker
4892 Rainer Drive
Old Hickory, TN. 37138

STATE OF TENNESSEE }
COUNTY OF County ⟶ Davidson

On 10-12-2011 before me, Sarah J. Hill, notary public of TN, personally appeared Danny Ray Martin,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sarah J. Hill
Comm. exp. 11-05-2014

[Seal]

SARAH J. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 4460 (BOOK) - 065050013.00 (MAP) - (PARCEL) - R (SPLIT LETTER)
Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No ☒
How many parcels, other than the Primary Parcel, are included in this sale? None
Please list the additional parcels below (no more than four):
(1) _____ (3) _____
(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*
(a) County of Recordation: _____
(b) Docket & Page Number: _____
(c) Date of Recording: _____
(d) Fee / Recording Number: _____
Validation Codes:
(e) ASSESSOR _____ (f) DOR _____
ASSESSOR'S USE ONLY
Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____
Use Code: Full Cash Value: $

2. SELLER'S NAME AND ADDRESS:
Danny Ray Martin
4892 Rainer Drive
Old Hickory, Tn. 37138

3. (a) BUYER'S NAME AND ADDRESS:
Melinda Hester Walker
4892 Rainer Drive
Old Hickory, Tn. 37138

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
4892 Rainer Drive, Old Hickory Tn 37138

5. MAIL TAX BILL TO:
Melinda H. Walker
4892 Rainer Drive
Old Hickory, Tn. 37138

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
☒ To be occupied by owner or "family member."
☐ To be rented to someone other than "family member."
See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____
For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☒ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other:

11. SALE PRICE: $ 10.00

12. DATE OF SALE (Numeric Digits): 10 (Month) 11 (Year)
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ 00

14. METHOD OF FINANCING:
a. ☒ Cash (100% of Sale Price)
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from f nancial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other f nancing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:
(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒
(b) If Yes, provide the dollar amount of the Personal Property:
$ 00 AND
brief y describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, brief y describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Melinda H Walker 615-872-7187
4892 Rainer Drive
Old Hickory, TN. 37138 Phone 872-7187

18. LEGAL DESCRIPTION *(attach copy if necessary)*: Lot No. 399 Sherwood Forest, Section 4, Book 4460, pages 182 & 183 Registers office, Davidson County, TN.

THE UNDERSIGNED BEING DULY SWORN ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent

State of Tennessee, County of Davidson

Subscribed and sworn to before me on this 12 day of October 2011

Notary Public Sarah J. Hill

Notary Expiration Date 11-05-2014

SARAH J. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Signature of Buyer/Agent Melinda Hester Walker

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

From Raymond J Harris and wife, Janet o Harris by deed From Phillips Builders Inc of record in Deed Book 8198, page 315 to Danny Ray Martin by deed of record in Instrument # 20030910-0131946 said Register's office on 9/10/2003 Cumberland Title Co. mt Juliet, TN. 37122

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or true value, whichever is greater for this transfer is $ 10.00.

Affiant

Subscribed and sworn to before me, this the 9 **Day of** Nov **20**11

Notary

Witness #1

RYAN MOUSER
537 A RALEIGH DR.
HERMITAGE, TN 37076
407.517.8587

Witness #2

Kimberly Luffman
Kimberly Luffman
537 Raliegh Dr. Apt. A
Hermitage TN 37076
615-275-7775