BILL GARRETT, Davidson County
Trans:T20150110373 DEEDQC
Recvd: 12/31/15 10:34 2 pgs
Fees:12.00 Taxes:0.00
20151231-0131622

This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
15-0577

QUITCLAIM DEED

NEW OWNER:
Karen E. Walker
Scott W. Walker
219 Oak Hill Drive
Lebanon, TN 37087

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL
147-15-154

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Karen E. Walker (formerly Karen Ferguson Bessire), hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto Karen E. Walker and Scott W. Walker, husband and wife, hereinafter called the GRANTEE, all right, title and interest, if any she may have, in the said property listed below:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Whispering Hills, Section I, as of record in Book 2331, pages 82, 83 and 84, Register's Office for said County.

Said Lot No. 85 fronts 78 feet on the north side of Southcrest Drive, and runs back between lines, measuring 262 feet on the east line and 263 feet on the west line, to a dead line in the rear measuring 78 feet thereon.

Being the same property conveyed to Robert H. Ferguson and wife, Evelyn E. Ferguson, by Warranty Deed from George C. Haynes, Jr. and wife, Frances S. Haynes, recorded of record in Book 2599, Page 151, Register's Office for Davidson County, Tennessee. Robert H. Ferguson and wife, Evelyn E. Ferguson conveyed said property to Gary W. Ferguson and Karen Ferguson Bessire, by Quitclaim Deed of record in Instrument Number 20040924-0115506, said Register's Office, in which a life estate was retained for Robert H. Ferguson and wife, Evelyn E. Ferguson. The said Evelyn E. Ferguson having died April 14, 2005, therefore ending the life estate she retained. Karen Ferguson Bessire conveyed her right, title and interest in and to said property to Gary W. Ferguson, by Quitclaim Deed of record in Instrument Number 20050719-0083728, said Register's Office. Gary W. Ferguson having since died on 4/22/2006, unmarried and testate, and by his Last Will and Testament, filed for record in the Probate Court for Davidson County, Tennessee in Docket No. 07P-1574, said property was devised unto to his sister, Karen E. Bessire. The said Robert H. Ferguson having died on September 7, 2007, therefore ending the life estate he retained. Karen Ferguson Bessire and Karen E. Bessire are one and the same person. Karen Ferguson Bessire having since married and is now known as Karen E. Walker.

This is improved property located at 524 Southcrest Drive, Nashville, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand(s) this 28 day of December, 2015.

Karen E Walker
KAREN E. WALKER
(formerly Karen Ferguson Bessire and
Karen E. Bessire)

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Karen E. Walker, whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 28 day of December, 2015.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/6/18

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 28 day of December, 2015.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/6/18