THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** **CRT File: 16016352**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 5th day of ~~March~~ July, 2016. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner: Walter Acklen Joyce Day Acklen 2492 Walker Ln. Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: 070-03-0-026.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **James S. Zapp, Sr. and Gail Taylor,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Walter Acklen, an unmarried man, as to 87.5% interest and Joyce Day Acklen, an unmarried woman, as to 12.5% interest,** their heirs, successors and/or assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, HAYNES VIEW, as shown on plat of record in Plat Book 3700, Page 71, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Dawn Dopson, Jeh Remonte Gallimore Dopson and Nicole LeMay Strickland, the heirs at law and beneficiaries of the Will of Azerleen Walker Dopson, deceased to Walter Acklen and Ehrai Zapp, as recorded on the 19th day of March, 2012 in Instrument No. 20120319-0023279 and Affidavit of Heirship, as recorded on the 22nd day of August, 2014 in Instrument No. 20140822-0076549, in the Register's Office of Davidson County, Tennessee.

Ehrai Muffy Zapp having died on February 6th, 2013. Her sole surviving heirs being James S. Zapp, Sr., Joyce Day Acklen, Walter Acklen, and Gail Taylor. The sole purpose of this quitclaim deed is for James S. Zapp, Sr. and Joyce Day Acklen to convey any interest they have in the subject property to Walter Acklen.

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.

BILL GARRETT, Davidson County
Trans:T20160060936 DEEDQC
Recvd: 07/15/16 13:06 2 pgs
Fees:12.00 Taxes:0.00
20160715-0072982

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2016.

James S. Zapp, Sr.
By: James Zapp, as his Legal Guardian,
Probate Court Bell County, TX
Case No. 30,089

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Bell)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James S. Zapp, Jr. as Legal Guardian for James S. Zapp, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of April 2016.

Notary Public

MARIQUEEN S MANEJA
Notary Public
State of Texas
ID # 12995712-6
My Comm. Expires 09-16-2018

My Commission Expires: 9-16-18

Gail Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gail Taylor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____ day of April 2016.

Notary Public

My Commission Expires: _____