BILL GARRETT, Davidson County
Trans: T20170020643 DEEDQC
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Fees: 12.00 Taxes: 0.00



20170310-0023635

This instrument prepared based on information provided by the parties and not independent verification by:
Jonathan S. Carlton
Harrington Law Office
Historic Germantown
1215 Seventh Avenue North
Nashville, Tennessee 37208-2605
Telephone: (615) 320-9977
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ADDRESS NEW OWNER:
Shelton A. Walker
1661 Hunters Lane
Nashville, Tennessee 37207

SEND TAX BILLS TO:
Shelton A. Walker
1661 Hunters Lane
Nashville, Tennessee 37207

MAP & PARCEL NUMBER
032 00 0 186.00

QUITCLAIM DEED

This Quitclaim Deed was prepared without the benefit of a title examination and no liability is assumed for any status in title or matter which would be disclosed by such title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, I, Allegra Montgomery-Walker (hereinafter "the Grantor"), do hereby convey, transfer, remise, release, relinquish, and quitclaim to Shelton A. Walker (hereinafter referred to as "the Grantee"),his successors and assigns, any and all of the Grantor's right, title, and interest in and to certain improved real property known as 1661 Hunters Lane, Nashville, Davidson County, Tennessee 37207 and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled 2nd Revision of Lots 2 & 3 of the Dolly Keen Property Hunters Lane, of record in Instrument Number 20061026-0132724, 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 Clyde Montgomery, Jr. and Wife, Yvonne K. Montgomery, by deed from Allegra Montgomery and Husband, Shelton A. Walker, and filed of record in Instrument Number 20080610-0059515, Register's Office for Davidson County, Tennessee.
>
> Current Source of Title: #20140210-0011786

This is improved real property known as 1661 Hunters Lane, Nashville, Davidson County, Tennessee 37207.

(Signature(s) on following page).

aw
Initials of *The Grantor*

Said property is conveyed subject to the following: (1). any, *and all*, applicable Governmental and Zoning ordinances; (2). any, *and all*, utility, sewer, drainage and other easements of record; (3). any, *and all*, subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; (4). any, *and all*, building restrictions; (5). any, *and all*, taxes and restrictions of record; and (6). any, *and all*, indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have signed my name this the 15th day of February, 2017.

Allegra M. Walker
ALLEGRA MONTGOMERY-WALKER

The actual consideration and/or value, *whichever is greater*, for this transfer is Zero Dollars ($0.00).

Allegra M. Walker
ALLEGRA MONTGOMERY-WALKER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared **ALLEGRA MONTGOMERY-WALKER**, the within named Grantor, *with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing*, and who, upon oath, acknowledged herself to be the named person, and that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 15 day of February, 2017.

MARGARET NEVILS EASLEY NOTARY PUBLIC TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret Easley
NOTARY PUBLIC
My Commission Expires: 11-5-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
10 **Day of** March, 2017.
Brandi Wells, **Deputy Register**

Initials of *The Grantor*