QUITCLAIM DEED

B-KW-17-1604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South,
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP / PARCEL NUMBER(S)**
Corey Timar Walker and Patrick E. Henry	**New Owner**	
(NAME) **1604 Sprucedale Dr**	(NAME)	175-02-0B-226.00-CO
(ADDRESS) **Nashville, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **COREY TIMAR WALKER, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **COREY TIMAR WALKER, A SINGLE MAN, AND PATRICK E. HENRY, A SINGLE MAN, AS TENANTS IN COMMON WITH A RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF GRANTOR'S RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in the first Civil District of Davidson County, being Unit 30, as shown on Exhibit B to the supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759, in the Register's Office of Davidson County, Tennessee, to which reference is here made for a mow a more complete description.

Being the same property conveyed to Chelsie E. Alsup, a single person by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20131226-0129717 Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 26, 2013. (Value of consideration shown in aforementioned deed $145,990.00.)

Being the same property conveyed to Corey Timar Walker, a single man, by Warranty Deed from ~~Chelice~~ Chelsie E. Alsup, a single person, in Instrument No. 20170712-0070004, Register's Office of Davidson County, Tennessee, dated July 10, 2017, and recorded on 7/12/17.

This instrument was prepared with information supplied by the Grantor. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as **1604 Sprucedale Dr, Nashville, TN 37013.**

BILL GARRETT, Davidson County
Trans:T20170062071 DEEDQC
Recvd: 07/20/17 10:30 2 pgs
Fees:12.00 Taxes:0.00
20170720-0073232

Witness my hand this 10th day of July, 2017

COREY TIMAR WALKER

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of July, 2017, before me personally appeared Corey Timar Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of July, 2017.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212