Davidson County DEEDQC
Recvd: 08/02/17 12:09 4 pgs
Fees:22.00 Taxes:0.00
20170802-0078635

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33435	STATE OF TENNESSEE 33435 COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 25th day of July, 2017. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles E. Walker c/o John C. McLemore, Trustee 2000 Richard Jones Road Suite 250 Nashville, TN 37215	New owner	Map and Parcel No.: Map 119-11 Parcel 108.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, KAREN E. BROWN, now known as KAREN E. ESPENANT, ("Grantor"), does hereby quitclaim, transfer and convey unto CHARLES E. WALKER, ("Grantee"), his heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 2615 Joplin Dr. Nashville, Davidson County, Tennessee, 37210.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of July, 2017.

Karen E. Brown, now known as Karen E. Espenant

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen E. Brown, now known as Karen E. Espenant, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2017.

Notary Public

My Commission Expires:

5/5/20



EXHIBIT "A"

A tract of land in Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 05/01/2017, Project Number 17-020 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an iron pin set on the southerly right-of-way of Joplin Drive; said point being the northeasterly corner of Karen Brown of record in Deed Book 8606, Page 435 R.O.D.C. TN (Lot 37, Thompson Lane Park, Plat Book 2331, Page 138 R.O.D.C. TN); said point also being the northwesterly corner of the herein described property; thence,

1. With said southerly right-of-way of Joplin Drive in an easterly direction a curve to the left 47.15 feet to an existing highway monument; said curve having a central angle of 05°17'32", radius 510.42, tangent 23.59, and chord S 71°59'29" E 47.13; thence,

2. S 22°10'05" E 58.08 feet to an iron pin set on the westerly boundary of Charles Walker of record in Instrument Number 20081210-0119085 R.O.D.C. TN (Lot 39, Thompson Lane Park, Plat Book 2331, Page 138 R.O.D.C. TN); thence,

3. Leaving the westerly right-of-way of Joplin Drive and with said Charles Walker S 10°57'06" W 196.54 feet to an iron pin set on the northerly boundary of William Searle, et ux of record in Deed Book 8909, Page 677 R.O.D.C. TN (Lot 42, Thompson Lane Park, Plat Book 2331, Page 138 R.O.D.C. TN); thence,

4. With said northerly boundary of William Searle, et ux and the northerly boundary of Norma Moore of record in Deed Book 8909, Page 677 R.O.D.C. TN (Lot 43, Thompson Lane Park, Plat Book 2331, Page 138 R.O.D.C. TN) N 78°47'43" W 158.97 feet to an iron pin set; thence,

4. With the easterly boundary of the aforesaid Karen Brown N 28°46'27" E 262.89 feet to the point of beginning.

Containing 28,664 square feet or 0.66 Acres more or less.

Being the same property conveyed to Charles E. Walker, a single person by deed dated October 27, 2008 from The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee of record in Instrument No. 20081210-0119085, Register's Office for Davidson County, Tennessee, a portion of which was included in property conveyed to David M. Brown and wife Karen E. Brown by deed recorded in Book 7327, Page 73, in the Register's Office for Davidson County, Tennessee. The said David M. Brown and Karen E. Brown having since divorced, with David M. Brown's interest in the property being conveyed to Karen E. Brown by Final Decree of record in Book 8606, Page 435, Register's Office for Davidson County, Tennessee. Karen E. Brown is now known as Karen E. Espenant.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

