QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 2017.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 BURTON HILLS BLVD., STE. 210, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
James Arthur Walker and Bridgette Maria Rewick	**Same as New Owner**	**172-05-0-B-051.00 CO**
(Name)	(Name)	
136 Sterling Oaks Court		
(Address)	(Address)	
Brentwood, TN 37027		

Davidson County DEEDQC
Recvd: 08/25/17 10:36 2 pgs
Fees:12.00 Taxes:0.00
20170825-0087516

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **James Arthur Walker,** hereinafter referred to as Grantor, hereby quitclaims to **James Arthur Walker and Bridgette Maria Rewick, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns forever, all of his right, title and interest in the following described real estate, located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 551 on the plan of Sterling Oaks, Phase 1, of record in Plan Book 9700, Page 770, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Subject to Declaration of covenants, conditions, and restrictions of the record in Book 10951, page 547; Charter for Sterling Oak Homeowners' Association, Inc., of record in Book 10951, Page 540; items as shown on a survey of record in Book 4600, page 99, all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. Walker and wife, Yvonne T. Walker, by Warranty Deed from Morton K. Williams and wife, Dorie M. Williams, dated August 15, 2003 and recorded August 25, 2003, Document number 20030825-0123184, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James Arthur Walker by Quitclaim Deed from Yvonne Truelove Walker, pursuant to the terms of a Marital Dissolution Agreement in the case styled *James Arthur Walker v. Yvonne Truelove Walker*, Civil Action No. 10D-2422, in the Eighth Circuit Court for Davidson County, Tennessee, dated April 26, 2013 and recorded May 14, 2013 in Instrument No. 20130514-0048682, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 136 Sterling Oaks Court, Brentwood, TN 37027

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 17th day of August, 2017.

James Arthur Walker

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Arthur Walker, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 17th day of August, 2017.

NOTARY PUBLIC

My commission expires:

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019