THIS INSTRUMENT PREPARED BY:
April MacIntyre
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:

Davidson County	DEEDQC
Recvd: 09/01/17 16:14	5 pgs
Fees:27.00 Taxes:0.00	
20170901-0090535	

New Owner(S) Address &
Mail Tax Statements To:
Torian C. Walker
1021 Pennock Avenue
Nashville, TN 32707

Property Tax ID#: 082 03 0 314.00
File #: 101-10001559

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, TORIAN C. WALKER, single, and JACQUES WALKER, as joint tenants with rights of survivorship, as Grantors, hereby convey all rights, titles and interests that we may have in to TORIAN C. WALKER, a single man, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 082 03 0 314.00
Property Address: 1021 Pennock Avenue, Nashville, TN 37207

Prior Deed recorded 11/26/2006 as Instrument 20061103-0137024, Davidson County Court Clerk's Office.

Witness our hands this the 19 day of August, 2017.

Torian C. Walker
TORIAN C. WALKER

STATE OF Tennessee }
COUNTY OF Rutherford }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, TORIAN C. WALKER, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 19th day of August, 2017.

Tonya Cantrell
Notary Public
My Commission expires: 9/7/2020

TONYA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9/7/2020

We hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Torian C. Walker
TORIAN C. WALKER

Subscribed and sworn to before me this the 19th day of August, 2017.

Tonya Cantrell
Notary
My Commission expires: 9/7/2020

TONYA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9/7/2020

Witness our hands this the 19 day of August, 2017.

Jacques Walker
JACQUES WALKER

STATE OF Tennessee }
COUNTY OF Rutherford }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, JACQUES WALKER, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 19th day of August, 2017.

Tonya Cantrell
Notary Public
My Commission expires: 9/7/2020

TONYA CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 9/7/2020

We hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Jacques Walker
JACQUES WALKER

Subscribed and sworn to before me this the 19th day of August, 2017.

Tonya Cantrell
Notary
My Commission expires: 9/7/2020

TONYA CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 9/7/2020

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 35 FEET OF LOT NO. 19 AND THE SOUTHERLY 15 FEET OF LOT NO. 18 IN THE GEORGE W. STAINBACK'S CORRECTED PLAN OF LOTS (IN THE LUCY H. LINDSLEY TRACT OF LAND) AS OF RECORD IN BOOK 161, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF SAID LOTS NOS. 19 AND 18 FRONT TOGETHER 50 FEET ON THE EAST SIDE OF PENNOCK AVENUE, AND RUN BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME WHICH MELINDA O. WILKES, UNMARRIED BY DEED DATED NOVEMBER 1, 2006 AND RECORDED NOVEMBER 26, 2006 IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN 20061103-0137024 CONVEYED UNTO TORIAN C. WALKER & JACQUES WALKER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

Parcel Number: 082 03 0 314.00

Property Address: 1021 Pennock Avenue, Nashville, TN 37207

True Copy Certification

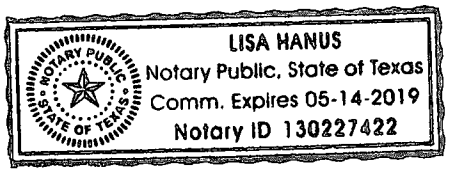
I, Richard K McDaniel III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Richard K McDaniel III
Signature

State of Texas

County of Collin

Personally appeared before me, LISA HANUS a notary public for this county and state, RICHARD K. MCDANIEL III who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lisa Hanus
Notary's Signature

My Commission Expires: 05-14-2019
Notary' Seal (if on paper)