Bill Garrett Davidson County
Batch# 15557 DEEDQC
10/19/2017 03:30:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171019-0107325

This instrument prepared by:

Gary W. Temple
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

Based on information provided by client

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 18 day of October, 2017.

NOTARY PUBLIC

My Commission expires: 5/4/19

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Larry J. Walker and wife, Donna Marie Walker 1035 Nesbitt Lane Nashville, Tennessee 37207	Same	Map/Parcel 042 01 0 044.00

KNOWN ALL MEN BY THESE PRESENT that Michael Eldon Welch and Allan Maurice Welch, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these presents hereby remise, release and quitclaim unto Larry J. Walker and wife, Donna Marie Walker, our right, title and interest in and to the following described tract or parcel of land in Davidson County, to-wit.

Land in Davidson County, Tennessee, Being Lot No. 52 on the Plan of Ozark Hills, as of record in Book 3700, Page 20, as corrected in Book 4181, Page 562, Register's Office for said County. Said Lot No. 52 fronts 105 feet on the southerly side of Nesbitt Drive and extends back 365.3 feet on the easterly line and 394.7 feet on the westerly line, to a line in the rear on which it measures 109.4 feet.

Being the same property conveyed to David L. Boltz, Sr. and wife, Davida L. Boltz by Warranty Deed form Marshall Devin and wife, Frieda P. Devine dated January 27, 1993 of record in Book 8858, page 475, Register's Office of Davidson County, Tennessee. The said Davida L. Boltz having since died on July 24, 2011.

Being the same property conveyed to Larry J. Walker and Donna M. Walker, husband and wife, Ruth J. Welch by Warranty Deed from David Boltz recorded as Instrument No. 20140717-0063336, Register's Office for Davidson County.

Being the same property conveyed to Michael Eldon Welch, Allen Maurice Welch and Donna Marie Walker by Order of Probate (Muniment of Title) In Re: Ruth Jean Welch,

Probate Court for Davidson County, Tennessee, Docket No. 17P-1419, recorded as instrument 20170817-0084525, Register's Office for Davidson County, Tennessee.

Ruth J. Welch and Ruth Jean Welch being one and the same

This is improved property known as 1035 Nesbitt Lane, Nashville, Tennessee 37207.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 18 day of October, 2017.

Michael Eldon Welch

Allan Maurice Welch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Michael Eldon Welch, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 18 day of October, 2017.

Aimee Denise Bobbitt
Notary Public
My Commission Expires: 5/4/19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Allan Maurice Welch, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 18 day of October, 2017.

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Aimee Denise Bobbitt
Notary Public
My Commission Expires: 5/4/19