This Instrument Prepared by: James M Wallace Jr at 838 W Argyle Ave, Nashville, TN 37203

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

James M Wallace Sr., not married, of 4615 Clarksville Pike, Nashville, TN 37218, (the "Grantor"), for and in consideration of $0 Dollars, does hereby sell, remise, release, and convey, as well as quitclaim, unto James M Wallace Jr., not married, of 838 W Argyle Ave, Nashville, TN 37203, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

139 Fain St
Nashville, TN 37210

LOT 5 BLK C HERMITAGE ADDN

Being all or part of the same property described in the County Register's Deed book 10546, Page 94.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF the Grantor has executed this instrument this 2 day of March, 2018.

Signed in the presence of:

Signature

James M. Wallace Sr.

Jason Brown
Name

Bill Garrett Davidson County
Batch# 65035 DEEDQC
03/05/2018 11:01:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180305-0020428

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
James M. Wallace Jr., Affiant
Subscribed and sworn before me this the 5th Day of March, 2018.
Brandi Wells, Deputy Register

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, June N Tull, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared James M Wallace Sr., known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 2nd day of May 2018.

Notary Public, the State of Tennessee

JUNE N. TULL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

County of Davidson

My commission expires: 9/7/2020

Mail Tax Notice to: James M Wallace Jr., 838 W Argyle Ave, Nashville, TN 37203

Parcel Number: 093 16 0 366.00