MGW

August 4, 2018

Marilyn M. G. Walker / Preparer
2992 Claymille Blvd.
(Our Home; designed by my spouse and occupied by our family from 2003 till 2018 'at this writing')
Nashville, TN 37207

New Owner: Robert A. A. KALANUWALKER
Last Name

Tax Bill To: 2992 Claymille Blvd.
Nashville, TN 37207

Reference: Real Property Quitclaim

To Whom it may concern,

This will acknowledge my wishes to give and provide my spouse, Robert A. A. Kalanu-Walker with a quitclaim of my interest in the real property {identified as being in Davidson County and parcel 059-080-198.00}. I want it known that he has made all the mortgage payments on this home and listed me as co-owner to avoid any legal questions of my heirship, should his demise precede mine.

And be it known that without direst or fear and being of sound mind, I take this action which gives Robert sole ownership from this day forward. He has established and had witnessed his Will, to see that my heirship interest is provided, in the event of his demise.

Respectfully,

Marilyn L. Walker, signatory Date: 8.4.18
Mrs. Marilyn M. Gullan Walker

Bill Garrett Davidson County
Batch# 128834 DEEDQC
08/14/2018 11:06:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180814-0080196

Nellie Janna Bowman 8/4/18 Date: 8/4/18
Witness: Mrs. Nellie Janna Bowman
1129 Westchester Dr.
Nashville, TN 37207

Wallace Bowman II / Date: 8/4/18
Witness: Mr. Wallace Bowman
1129 Westchester Dr.
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Robert A. KalanuWALKER, Affiant
Subscribed and sworn before me this the
14 Day of August, 2018
Notary Public, Deputy Register

Exhibit A

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDMORR
Recvd: 11/07/03 10:00 2pgs
Fees:13.00 Taxes:528.72
[redacted]
20031107-0163635

KIMBRA SPANN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,900.00
R' Atohuna A' Kalanu-WALKER
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2003
Kimbra Spann
Notary Public
MY COMMISSION EXPIRES: September 30, 2006
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R- Atohuna A. Kalanu-Walker (NAME)	National Bank of Commerce (NAME)	MAP 59-8
2992 Claymille Blvd. (ADDRESS)	P. O. Box 30046 (ADDRESS)	PARCEL 198
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Durham, NC 27702-3046 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carlyle & Kennedy, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R- Atohuna A. Kalanu-Walker and Marilyn G. Walker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Claymille Station, Phase III, of record in Book 6900, page 648, Registers office for Davidson County, Tennessee.

Being part of the same property conveyed to C & K Builders, LLC, now known as Carlyle & Kennedy, LLC by warranty deed from the Ezell Foundation as of record in Instrument No. 20030421-0051836, Registers office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2992 Claymille Blvd., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of October, 2003

Carlyle & Kennedy, LLC
By: David Kennedy
David Kennedy, Chief Manager