Bill Garrett Davidson County
Batch# 132023 DEEDQC
08/22/2018 12:50:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180822-0083333

This instrument prepared by:
J. Randall Hooper
Julie Cornell
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:
Shirley M. Walters, Trustee
5729 Spring House Way
Brentwood, TN 37027

Send Tax Bills to:
New Owner

Map/Parcel:
160 16 0 040.00

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Shirley M. Walters,** unmarried, hereinafter Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **Shirley M. Walters, Trustee of the Walters Trust** dated August 21, 2018, hereinafter Grantee, her successors and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 200 on the Plan of Hearthstone, Section 4, as of record in Book 5200, pages 547 and 548, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Ronald B. Walters and wife, Shirley M. Walters by deed from Radnor Homes, Inc. of record in Book 6535, page 693, Register's Office for Davidson County, Tennessee. Ronald B. Walters died in 20**06**; his interest in the property passed to Shirley M. Walters as the surviving tenant by the entirety.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property, known as 5729 Spring House Way, Brentwood, Tennessee.

Grantee, as Trustee, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described above.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 21 day of Aug., 2018.

Shirley M. Walters

Shirley M. Walters, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Shirley M. Walters, with whom I am personally acquainted and who upon oath acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of August, 2018.

Notary Public
My Commission Expires: 7-26-2021

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 26, 2021

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Shirley M. Walters

Shirley M. Walters, Grantee

Subscribed and sworn to before me this 21 day of Aug., 2018.

Notary Public
My Commission Expires: 7-26-2021

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 26, 2021