This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive, Suite 140
Brentwood, Tennessee 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Y Johnson Davidson County
Batch# 148041 DEEDQC
10/02/2018 02:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181002-0097803

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JOHN WALTERS, Trustee DALE AVENUE TRUST dated September 20, 2018 4306 Dale Avenue Nashville, Tennessee 37204	SUNTRUST MORTGAGE, INC. 901 Semmes Avenue Richmond, VA 23224	132-05-0-071.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

AFFIANT

Sworn to and subscribed before me this 20th day of September, 2018.

Notary Public

My Commission Expires:

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm Expires MAR 30, 2021

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, SCOTT L. PARKER and MELISSA B. PARKER, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JOHN WALTERS, Trustee of the DALE AVENUE TRUST, dated September 20, 2018.

Whenever 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 OUR HANDS this 20th day of September, 2018.

By: _____
SCOTT L. PARKER

_____
MELISSA B. PARKER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SCOTT L. PARKER and MELISSA B. PARKER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 20th day of September, 2018.

_____
NOTARY PUBLIC

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 3[illegible] 2021

My Commission Expires: _____

Exhibit A

Property Description

Said property is described to wit:

> **Land in Davidson County, Tennessee, being Lot 29 on the plan of Glendale Park, Section 1 as shown on plat of record in Plat Book 1130, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

Being the same property conveyed to SCOTT L. PARKER and MELISSA B. PARKER, husband and wife, by Warranty Deed of record from Matthew Colby Paxton, married, in Instrument No. 20180628-0062395, Register's Office for Davidson County, Tennessee.

> THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 4306 Dale Avenue, Nashville, Tennessee 37204.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

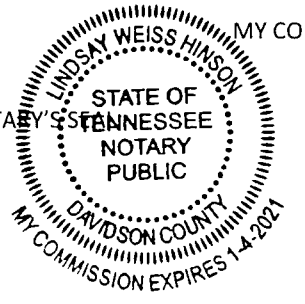
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).