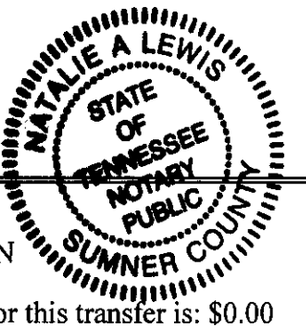


THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 Karen Y Johnson Davidson County Batch# 149264 **DEEDQC** 10/04/2018 03:24:07 PM 2 pgs Fees: $12.00 Taxes: $0.00 20181004-0098791	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Shannon D. Walker SHANNON D. WALKER, AFFIANT Subscribed and sworn to before me, this 4th day of October 2018. Natalie A Lewis NOTARY PUBLIC My Commission Expires: 8-30-2021

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Shannon D. Walker 812 Lealand Court Nashville, Tennessee 37204	New Owner	Map and Parcel No. 132 01 0C 007.00 CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, JAMES S. WALKER, do hereby quitclaim, transfer and convey unto SHANNON D. WALKER and her successors and assigns, all of his right, title and interest in certain real property in the County of Davidson, Tennessee, identified below and more particularly described below.

This is improved property known as 812 Lealand Court, Nashville, TN 37204 and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 7 on the final plat of Section One Lealand Hall, of record in Instrument No. 20080220-0016769, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James S. Walker and Shannon D. Walker, Husband and Wife as tenants by the entirety, by Quitclaim Deed from Shannon D. Danner, now known as

Shannon D. Walker and James Walker, also known as James S. Walker, dated June 5, 2013 of record in Instrument No. 20130621-0063960, Register's Office of Davidson County, Tennessee.

This being the same property conveyed to Shannon D. Danner and Husband, James Walker, not as tenants by the entirety, but as tenants in common as their interest may appear from Drees Premier Homes, Inc. in a deed dated November 5, 2009, Recorded November 5, 2009, as Instrument No. 20091105-0102609.

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

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF James S. Walker executed this instrument on this the 16th day of May, 2018.

JAMES S. WALKER

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **James S. Walker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of May 2018.

Notary Public

My Commission Expires: 2/26/2022

DENISE L. COLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY