Karen Y Johnson Davidson County
Batch# 156645 DEEDQC
11/05/2018 10:06:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181105-0109335

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

No title search was performed in the preparation of this quitclaim deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

KEN
Affiant

Subscribed and sworn to before me this 2nd day of November, 2018.

Notary Public

My Commission Expires:

SHIRA KING GRAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Beverly Wallace, Stephanie Alderman, and Christina Wallace 434 Siena Drive Nashville, TN 37205	New Owner	129-11-0A-434.00CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Beverly Wallace, an unmarried woman** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Beverly Wallace, unmarried, Stephanie Alderman, married and Christina Wallace, married as joint tenants with rights of survivorship** her heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 434, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for the Cloister at St. Henry, Phase 1B, of record in Book 6237, page 665, as amended in Book 6519, Page 187 and Book 6834, page 449, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed, as amended. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1B, attached as Exhibit "B" to said Master Deed for property identification.

Being the same property conveyed to Beverly Wallace, an unmarried woman from Buford D. Osborn, widow by Warranty Deed recorded on March 3rd, 2017 in Instrument No. 20170303-0021278, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 434 Siena Drive Nashville, TN 37205.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of November, 2018.

Beverly Wallace

Beverly Wallace

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Beverly Wallace,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of November 2018.

Notary Public

My Commission Expires: _____

