This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3362

Karen Y Johnson Davidson County
Batch# 178909 DEEDQC
12/31/2018 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181231-0125944

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kathey Shockley
Affiant

Subscribed and sworn to before me, this the 27th day of December, 2018.

Rozalind Ruth
Notary Public
My Commission Expires: 3/10/2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jimmy A. Walling, Jr. 7260 Indian Creek Rd. Nashville, TN 37209	New Owner	100 00 0 017.01

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **James Jeffrey Wilson, widowed**** ("Grantor") do/does hereby quitclaim and convey **unto Jimmy A. Walling, Jr. and wife, Patty Martin Walling** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Lot 1:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Walling Subdivision of record in Plat Book 7900, Page 276, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II:

Land in the 8th Civil District of Davidson County, Tennessee, described as follows: Said Point of Beginning is described as follows: Beginning at a point in the center of Indian Creek Road, at a culvert, the southwest corner of the 4.08 acre tract conveyed to Eva may Hooper, of record in Book 3670, age 275, thence along her southerly line as follows south 84 deg. East 70 feet; North 69 deg. East 50 feet to an iron pin the point of beginning of the tract herein described; thence with the westerly line of the same, North 8 deg. 30' West 234.3 feet to an iron pin; thence North 79 de. East 30.8 feet to an iron Pin thence North 14 deg. West 64 feet to an 24" hackberry; thence North 83 deg., 30' East 97 feet to a point; thence North 7 deg. 30' West 238.5 feet to an iron Pin in Clarence Harrington's

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southerly Line; thence with the same, North 80 deg. East 138 feet to an iron pin in innter corner of Harrington's; these South 69 deg. West 220.5 feet to the point of beginning, containing 2 acres, more or less.

Being a portion of the same property conveyed to Jimmy A. Walling, Jr. and wife, Patty Martin Walling by Warranty Deed from Jardenella P. Walling, Widow of record in Book 5023, Page 963, Register's Office for Davidson County, Tennessee, dated May 1, 1976 and recorded on May 11, 1976.

Being the same property conveyed to James Jeffrey Wilson and wife, Lorie Annette Wilson by Quitclaim Deed from Jimmy A. Walling, Jr. and wife, Patty Martin Walling of record in Book 8822, page 895, Register's Office for Davidson County, Tennessee, dated December 23, 1992 and recorded on December 23, 1992. Quitclaim Deed as corrected by Deed of Correction of record in Instrument Number 20181219-0123161, in the Register's Office for Davidson County, Tennessee.

**Lorie Annette Wilson having since died on 11/22/2018, thus title to the property has vested unto James Jeffrey Wilson as surviving tenant by the entirety.

This is ☐ improved or ☒ unimproved property located at: **7260 Indian Creek Road, Nashville, TN 37209**.

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of December, 2018.

GRANTOR:

James Jeffrey Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Jeffrey Wilson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27 day of December, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

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True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)