Karen Johnson Davidson County
Batch# 189028 DEEDQC
01/28/2019 03:14:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190128-0008227

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Whitney Walter
100 Forte Ocaso
Lincoln, California 95648

SEND TAX BILLS TO:
Whitney Walter
100 Forte Ocaso
Lincoln, California 95648

NEW OWNER'S MAILING ADDRESS:
Whitney Walter
100 Forte Ocaso
Lincoln, California 95648

MAP-PARCEL NUMBER(S): 071-14-0-080-00
65124233-4811587

QUITCLAIM DEED

THIS INDENTURE, made this 3rd day of December 2018, by and between Michal Walter and Whitney Walter f/k/a Whitney McLure-Condon, husband and wife, hereinafter referred to as "Grantor", and Whitney Walter, a married woman, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of Two Hundred Two Thousand Forty-Three Dollars ($202,043.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 10, MAP OF SUBDIVISION OF THE W.G. BUSH TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 24, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Property Address: 114 Fern Avenue, Nashville, TN 37207

Being the same property conveyed to Grantor by deed dated October 12, 2012 which deed was recorded at Instrument/Case No. 20121024-0097677 in the Land Records for Davidson County on October 24, 2012.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS: the signature of the Grantor the day and year first above written.

Michal Walter, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this 3rd day of December, 2018, before me personally appeared Michal Walter, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

(OFFICIAL SEAL)

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Notary Public (Signature of Notary Public)

CHRISTINE BOLANIS GARNER
(Printed Name of Notary Public)

My Commission Expires: 4/18/22

☐ Personally Known OR

☒ Produced Identification [Type of Identification Produced]: TN DL

WITNESS: the signature of the Grantor the day and year first above written.

Whitney Walter f/k/a Whitney McLure-Condon, Grantor

STATE OF UTAH

COUNTY OF Summit

On this 11 day of JANUARY, 2019, before me personally appeared Whitney Walter f/k/a Whitney McLure-Condon, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Public (Signature of Notary Public)

(OFFICIAL SEAL)

LAWRIE GREENE
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 681955
COMM. EXP. 03-29-2019

LAWRIE GREENE
(Printed Name of Notary Public)

My Commission Expires: 3/29/19

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: DRIVER'S LICENSE

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $202,043.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

Michal Walter, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this 3rd day of December, 2018, Michal Walter.

Notary Public (Signature of Notary Public)

(OFFICIAL SEAL) CHRISTINE BOLANIS GARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-18-2022

CHRISTINE BOLANIS GARNER

(Printed Name of Notary Public)

My Commission Expires: 4/18/22

☐ Personally Known OR

☒ Produced Identification [Type of Identification Produced]: TN DL

WITNESS the signature of the Affiant.

Whitney Walter f/k/a Whitney McLure-Condon, Affiant

STATE OF UTAH

COUNTY OF SUMMIT

Sworn to (or affirmed), subscribed and acknowledged before me this 11 day of JANUARY, 2019, Whitney Walter f/k/a Whitney McLure-Condon.

Notary Public (Signature of Notary Public)

(OFFICIAL SEAL)

LAWRIE GREENE
(Printed Name of Notary Public)

My Commission Expires: 3/29/19

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: DRIVER'S LICENSE

LAWRIE GREENE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 681985
COMM. EXP. 03-29-2019

201901280000227

True Copy Certification

I, Betsy Lanzotti, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne