Karen Johnson Davidson County
Batch# 193977 DEEDQC
02/11/2019 10:09:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190211-0012603

This Instrument Prepared By and Returned To: **10-A**
J. Greg Hardeman, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Martha Faye Walden & Ronald W. Walden 1424 Kirkland Ave. Nashville, TN 37216	SAME	072-07-0-037.00

I, **Matha Faye Walden, married**, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Martha Faye Walden and Ronald W. Walden, wife and husband**, in and to the following tract of land in Davidson County, Tennessee described as follows:

Being Lot No. 31 on the Plan of L. A. Warren's Re-Subdivision of Block "C" in R. M. Dudley's Subdivision, as of record in Book 843, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Forby McMahan and wife, Shirley McMahan to Bennie L. Hite and wife, Mary E. Hite, as recorded on the 5th day of October, 1973 in Deed Book 4753, Page 21 in the Register's Office of Davidson County, Tennessee. Mary E. Hite died on July 20, 2011 leaving Bennie L. Hite as sole surviving Tenant by the Entirety. Bennie L. Hite died intestate on February 1, 2018. Martha Faye Walden and Ricky Lee Hite are the Heirs at Law pursuant to an Affidavit of Heirship of record in Instrument No. 20181029-0106785, said Register's Office.

Being the same property conveyed by Warranty Deed from Ricky Lee Hite, as to his 1/2 undivided interest in said property to Martha Faye Walden, married of record in Instrument No. 20190211-0012602, said Register's Office.

This is improved property known as 1424 Kirkland Ave., Nashville, TN 37216.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4 day of February, 2019.

Martha Faye Walden
Martha Faye Walden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Fay Walden, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 4 day of February, 2019.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Martha Faye Walden
Affiant

Subscribed and sworn to before me, this the 4 day of February, 2019.

Notary Public