Karen Johnson Davidson County
Batch# 197230 DEEDQC
02/20/2019 02:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190220-0015463

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 150 Fourth Avenue North, Suite 1820 Nashville, TN 37219; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.**
The Dianna Walden Dudley Revocable Living Trust, dated February 13, 2019, c/o Dianna Walden Dudley, Trustee	-Same-	042-12-0 021.00
127 Courtney Cove		
Gallatin, TN 37066		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **DIANNA WALDEN DUDLEY**, do hereby convey to **DIANNA WALDEN DUDLEY, TRUSTEE OF THE DIANNA WALDEN DUDLEY REVOCABLE LIVING TRUST, dated February 13, 2019**, all of my right, title and interest in the following described tracts or parcels of land being located in Davidson County, Tennessee, and described as follows, to wit:

Tract 1

BEING the center of Lot No. 9 on the Map of M.N. Young's Subdivision of Lot No. 5 of the Gee Lands, as of record in Book 974, Page 5, Register's Office for said County and described as follows:

BEGINNING at a point in the common line between Lots 9 and 10 and 10,405.3 feet south from the center line of Williams Avenue; thence with the line between said lots, southwardly 126 feet to a point; thence eastwardly 180 feet, more or less, to the line between Lots 8 and 9; thence with the line between said Lots 8 and 9, northwardly 126 feet to a point which is 404.7 feet south of the center line of Williams Avenue; thence westwardly 182 feet, more or less, to the point of beginning.

Being the same property conveyed to Johnny B. Dudley and wife, Dianna W. Dudley, as tenants by the entireties, by Quitclaim Deed from Rickie L. Walden and Dianna L. Dudley, First Successor Co-Trustees of the Frank L. Walden Revocable Living Trust, Rickie L. Walden and Dianna L. Dudley, First Successor Co-Trustees of the Lourie E. Walden Revocable Living Trust, as tenants in common, dated August 30, 2011, and recorded September 2, 2011, in Instrument Number 20110902-0068441, Register's Office for Davidson County, Tennessee.

Tract 2

LAND in Davidson County, Tennessee, being parts of Lots No. 10 and 11 on the map of M.N. Young's Subdivision of Lot No. 5 of the Gee Lands as of record in Book 974, Page 5, Register's Office for said County, being Lot No. 2 on the Plan of E.E. Russell's Subdivision of Lots Nos. 10, 11 and 12 in said Young's Subdivision, not of record, described according to a survey made by Ralph W.D. Lambert, Surveyor, March 21, 1954, as follows:

BEGINNING on the easterly margin of Walker Terrace at a point 176 feet north of the northerly margin of Walnut Avenue, the corner of Lots Nos. 1 and 2 on said unrecorded plan; thence with the line between said two lots, eastwardly 232.2 feet; thence north 8 degrees 19' east 168.6 feet to the easterly margin og (sic) Walker Terrace; thence with said Terrace, southwardly 168 feet to the beginning.

Being the same property conveyed to Johnny B. Dudley and wife, Dianna W. Dudley, as tenants by the entireties, by Quitclaim Deed from Rickie L. Walden and Dianna L. Dudley, First Successor Co-Trustees of the Frank L. Walden Revocable Living Trust, Rickie L. Walden and Dianna L. Dudley, First Successor Co-Trustees of the Lourie E. Walden Revocable Living Trust, as tenants in common, dated August 30, 2011, and recorded September 2, 2011, in Instrument Number 20110902-0068441, Register's Office for Davidson County, Tennessee.

The said Johnny B. Dudley having died on October 22, 2017, and said property having vested in his wife, Dianna W. Dudley, as his surviving spouse.

This conveyance is made subject to any visible and unrecorded easements and building and zoning regulations and any taxes whether now due or hereafter due.

This is improved property located in Davidson County, Tennessee, known as

203 Walker Terrace, Madison, Tennessee 37115.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 13th day of February, 2019.

DIANNA WALDEN DUDLEY

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STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this

13th day of February, 2019.

Notary Public

My Commission Expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

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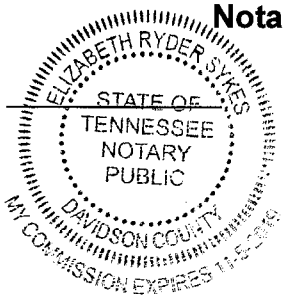
STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DIANNA WALDEN DUDLEY**, 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 in Hendersonville, Tennessee, on this 13th day of February, 2019.

Elizabeth Ryder Sykes
Notary Public

My Commission Expires:



CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, 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.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/8/2019