Karen Johnson Davidson County
Batch# 220144 DEEDQC
04/22/2019 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190422-0036444

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Debbra Bacon Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISSER

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
200 Madison St.
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ATTORNEY STEVEN P. DISSER SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Debbra Alyce Bacon Walker	Same as new owner	053 06 0A 004.00
1749 Merritt St		
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Frances Myra Holt Arnold, Trustee of the Frances Myra Holt Arnold Revocable Living Trust** ("Grantor"), by these presents do hereby quitclaim and convey unto **Debbra Alyce Bacon Walker, a single woman,** ("Grantee"), her heirs and assigns, all my right, title, and interest, including my marital interest, if any, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Phase One Waterford, of record in Book 6900, page 569, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Frances Myra Holt Arnold Revocable Living Trust, by Quitclaim Deed from Frances Myra Holt, of record in Book 10798, page 172, Register's Office for Davidson County, Tennessee.

This is improved property known as 1749 Merritt St., Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF PHASE ONE WATERFORD, OF RECORD IN BOOK 6900, PAGE 569, SAID REGISTER'S OFFICE; AND SUBJECT TO RESTRICTIVE COVENANTS AS SET OUT IN DEEDS OF RECORD IN BOOK 8694, PAGE 216, BOOK 8699, PAGE 462, SAID REGISTER'S OFFICE; AND SUBJECT TO EASEMENTS OF RECORD AND EASEMENTS THAT WOULD BE VISIBLE BY AN INSPECTION OF THE PREMISES.

IN WITNESS WHEREOF, I have hereunto set my hand this the 16th day of April, 2019.

THE FRANCES MYRA HOLT ARNOLD REVOCABLE LIVING TRUST

Frances M Arnold Trustee

BY: FRANCES MYRA HOLT ARNOLD, TRUSTEE

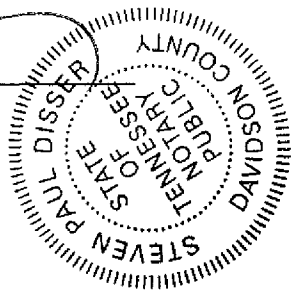
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared FRANCES MYRA HOLT ARNOLD, TRUSTEE of THE FRANCES MYRA HOLT ARNOLD REVOCABLE LIVING TRUST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of THE FRANCES MYRA HOLT ARNOLD REVOCABLE LIVING TRUST by herself as Trustee.

Witness my hand and official seal at Madison, Tennessee this the 16th day of April, 2019.

My commission expires: 3/8/21

Notary Public



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

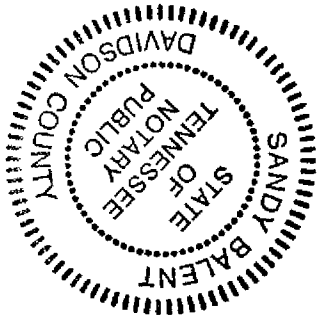
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).