Karen Johnson Davidson County
Batch# 247784 DEEDQC
06/24/2019 03:13:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190624-0060965

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The Walls Living Trust 2443 Klein Road San Jose, CA 95148	Wells Fargo Bank, N.A. 521 SE Chkalov Drive Vancouver, WA 98683	150-14-0A-02100

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(3)(F), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Samuel P. Walls** and **Nancy A. Walls**, husband and wife, by these presents do hereby quitclaim and convey unto **Samuel P. Walls and Nancy A. Walls, as Trustees of The Walls Living Trust created by instrument of revocable trust dated July 7, 2003,** their successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Calumet, Phase One, of record in Plat Book 6900, Page 673, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Sam Walls and Nancy Walls by deed from Sylvia S. Coile-Lemay and husband, Chris Lemay, of record as Instrument No. 20030725-0104402, Register's Office for Davidson County, Tennessee; and subsequently conveyed to Samuel P. Walls and Nancy A. Walls, Trustees of The Walls Living Trust under agreement dated July 7, 2003 by deed from Samuel P. Walls, Jr. a/k/a Sam Walls and wife, Nancy Anne Walls a/k/a Nancy Walls, of record as Instrument No. 20031203-0173882, said Register's Office; and subsequently conveyed to Samuel P. Walls and Nancy A. Walls, husband and wife, by deed from Samuel P. Walls and Nancy A. Walls, Trustees of The Walls Living Trust under agreement dated July 7, 2003, of record as Instrument No. 20130627-0066282, said Register's Office.

This is improved property known as **4065 Calumet Drive, Antioch, TN 37013**.

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

WITNESS my hand this 15th day of June, 2019.

Samuel P Walls

Samuel P. Walls

Nancy A. Walls

Nancy A. Walls

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, Notary Public, **Samuel P. Walls** and **Nancy A. Walls**, husband and wife, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this ____ day of _____, 2019.

See Attached Notary Acknowledgement / Jurat Certificate

Notary Public

My Commission Expires: _____

4431800.001

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Clara)

On June 15, 2019 before me, Marisol M. Moreno, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Samuel P. Walls
Name(s) of Signer(s)

and Nancy A. Walls,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MARISOL M. MORENO
Notary Public - California
Santa Clara County
Commission # 2285887
My Comm. Expires May 18, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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