This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 256096 DEEDQC
07/12/2019 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190712-0068200

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 11 day of July, 2019.

Notary Public

My Commission expires March 21 / 2023

STEPHANIE COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Robert & Erika Walker
825 Walden Way
Hermitage, TN 37076

SEND TAX BILLS TO:
Robert & Erika Walker
825 Walden Way
Hermitage, TN 37076
MAP AND PARCEL NUMBER: 075160A04500C0

QUITCLAIM DEED

19NT00488

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Robert M. Walker, a single person

By these presents do remise, release and **QUITCLAIM** unto

Robert & Erika Walker, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 24, on the Plan of Phase 2-B, Walden Woods, of record in Instrument No. 20010226-0017620, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Walker, a single person, by Quit Claim Deed from Robert M. Walker, divorced-not remarried and Susan Walker, divorced-not remarried, dated and recorded 09/11/2013 as Document No. 20130911-0095856, Register's Office for Davidson County, TN.

This is an improved property commonly known as 825 Walden Way, Hermitage, TN 37076

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11 day of July, 2019.

Robert M. Walker

Robert M. Walker aka Robert Walker

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Robert M. Walker aka Robert Walker ,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of July, 2019.

Stephanie Coleman

Notary Public

STEPHANIE COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: March 21 / 2023

Erika Walker

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Erika Walker,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of July, 2019.

Stephanie Coleman

Notary Public

STEPHANIE COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: March 21 / 2023.

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: