THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Justin Tyler Walker
1150 Kirkland Avenue
Nashville TN 37216

Karen Johnson Davidson County
Batch# 454113 DEEDQC
08/11/2020 12:15:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200811-0089231

--Above This Line Reserved For Official Use Only--

QUITCLAIM DEED

Removing Individuals Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Justin Tyler Walker and Charles T. Walker and Mary M. Walker** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Justin Tyler Walker, as Sole Owner** of 1150 Kirkland Avenue, Nashville TN 37216, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson, State of Tennessee**, to-wit:

SITUATE in Davidson County, Tennessee, and being Lot 2 on the Plan, Resubdivision of Lot 14, INGLEWOOD PLACE, as the same appears on a plat of record in Instrument 20040726-0088979 and as amended in Instrument 20040804-0093794, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

Parcel ID No: 072 07 0 374.00

Also known by street and number as: **1150 Kirkland Avenue, Nashville TN 37216**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed, recorded at Instrument Number 201702230018183 in the Register's Office of Davidson County, Tennessee.

WITNESS Grantor's hand this 28 day of July, 2020.

Justin Tyler Walker

Charles T. Walker

Mary M. Walker

DEBRA L. FLYE
Notary Public - State of Florida
Commission # GG 199407
My Comm. Expires May 27, 2022
Bonded through National Notary Assn.

D.L.F

STATE OF ~~Florida~~ Florida
COUNTY OF ~~Escambia~~ Escambia D.L.F.

On this the ~~28~~ 28 day of July, 2020, before me, the undersigned officer, personally appeared ~~Justin Tyler Walker,~~ known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

Notary Public

My Commission expires: May 27, 2022

STATE OF Florida
COUNTY OF Escambia

On this the 28 day of July, 2020, before me, the undersigned officer, personally appeared **Charles T. Walker and Mary M. Walker**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

Notary Public

My Commission expires: May 27, 2022

DEBRA L. FLYE
Notary Public - State of Florida
Commission # GG 199407
My Comm. Expires May 27, 2022
Bonded through National Notary Assn.

WITNESS Grantor's hand this 04 day of AUGUST, 2020.

Justin Tyler Walker

Charles T. Walker

Mary M. Walker

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of August, 2020, before me, the undersigned officer, personally appeared **Justin Tyler Walker**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

Karen R. Campbell
Notary Public

My Commission expires: Nov. 8, 2021

STATE OF _____
COUNTY OF _____

On this the _____ day of _____, 2020, before me, the undersigned officer, personally appeared **Charles T. Walker and Mary M. Walker**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

_____
Notary Public

My Commission expires: _____

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Justin Tyler Walker

~~Charles T. Walker~~

~~Mary M. Walker~~

State of Tennessee
County of Davidson

Subscribed and sworn before me this 4th day of August, 2020.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

My Commission expires: Nov. 8, 2021

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

DEBRA L. FLYE
Notary Public - State of Florida
Commission # GG 199407
My Comm. Expires May 27, 2022
Bonded through National Notary Assn.

Justin Tyler Walker

Charles T. Walker

Mary M. Walker

State of Florida
County of Escambia

Subscribed and sworn before me this 28 day of July, 2020.

Notary Public

My Commission expires: May 27 2022

True Copy Certification

I, Joannie Perez, 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.

Signature

State of RI

County of Kent

Personally appeared before me, John C. Furtado, a notary public for this county and state, Joannie Perez 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: June 14, 2022
Notary' Seal (if on paper)

JOHN C. FURTADO
Notary Public, State of Rhode Island
My Commission Expires June 14, 2022