Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Peggy Wallace, Trustee Peggy Wallace Living Trust 122 Longwood Place Nashville, TN 37215	New Owner	117 09B 012.00

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Peggy Wallace
Affiant

Subscribed and sworn to before me, this the 13th day of August, 2020.

Notary Public

My Commission Expires: 3/8/2024
(Affix Seal)

EMELINE THRASH NOTARY PUBLIC EXPIRES TENNESSEE Mar 08, 2021 DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Peggy McLain Wallace, unmarried,** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Peggy Wallace, Trustee, or any successor Trustee of the Peggy Wallace Living Trust dated 3/12/1997**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Revised Lot No. 12 on the Plan of Longwood of record in Book 5210, page 153. Register's Office for said County, revised as to floor areas and lot coverages of record in Book 5419, page 183, said Register's Office, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Peggy McLain Wallace, unmarried, by Warranty deed from Neil Anderson, Executor of the Estate of Hazel White Tidwell, dated and recorded April 15, 2014 in Instrument No. 20140415-0031449, Register's Office for Davidson County, Tennessee.

This is improved property known as: 122 Longwood Place, Nashville, Tennessee 37215.

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

Karen Johnson Davidson County
Batch# 461982 DEEDQC
08/24/2020 08:08:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200824-0094888

This instrument was prepared with information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed. Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 13th day of August, 2020.

GRANTOR:

PEGGY MCLAIN WALLACE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Peggy McLain Wallace, the within named Grantor, with whom I am personally acquainted, and who, upon oath, stated that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 13th day of August, 2020.

EMELINE THRASH NOTARY PUBLIC TENNESSEE EXPIRES Mar 08, 2021 DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/8/2024