THIS INSTRUMENT PREPARED BY:
Madison Title & Escrow, LLC
1033 Demonbreun Street, Ste. 300
Nashville, TN 37203
Telephone (615) 942-8096
Fax (615) 523-4900

Karen Johnson Davidson County
Batch# 484577 DEEDQC
09/28/2020 12:10:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200928-0111274

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

Amanda Bruner
Affiant

Sworn to and subscribed before me this 17 **day of** September, **2020.**

Notary Public
My Commission Expires: 11/17/20

This instrument was prepared based upon information provided by the parties without the benefit of a title search.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Jessica L. Wallace	4519 Michigan Avenue	Owner	
4519 Michigan Avenue	Nashville, TN 37209		**091-08-0-B 004.00 CO**
Nashville, TN 37209			

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Juliet Walker f/k/a Juliet P. Wallace, a married woman** (Grantor), does hereby quitclaim, transfer and convey unto **Jessica L. Wallace, an unmarried woman** (Grantee), her successors and assigns, all of her rights, title and interest, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. D, Phase 2, on the Plan of Eastoak Groves Townhouses, shown as Exhibit -B" to the Master Deed of record in Instrument No. 20080602-0055567, amended in Instrument No. 20091119-0106608; Instrument No. 20100517-0037873; Instrument No. 20110526-0040369; and Instrument No. 20120402-0027510, and all amendments thereto, Registers Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Juliet P. Wallace and Jessica L. Wallace by Warranty deed from Dave A. Bishop of record in Instrument No. 20120706-0059573 Register's Office for Davidson County, Tennessee, dated June 22, 2012 and recorded on July 06, 2012.

Brian Walker, husband of Juliet Walker f/k/a Juliet P. Wallace, is joining in this conveyance for the sole purpose of conveying any and all right, title, and interest he may have in and to the subject property by reason of his marital status or otherwise.

WITNESS my hand this the 17 day of September, 2020.

Juliet Walker f/k/a Juliet P. Wallace

Brian Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Juliet Walker f/k/a Juliet P. Wallace and Brian Walker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of September, 2020.

NOTARY PUBLIC
My Commission Expires: 11/17/20