Karen Johnson Davidson County
Batch# 500318 DEEDQC
10/22/2020 11:57:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201022-0122923

PREPARED BY:
Cody F. Fox
303 West Main Street
Murfreesboro, Tennessee 37130

RESPONSIBLE TAXPAYER AND
OWNER: Brenda Boyd Walker & John E. Walker

Map and Parcel No. 49-0-291

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, BRENDA BOYD WALKER and JOHN E. WALKER ("Grantors"), have this day bargained, sold, remised, released, and QUITCLAIMED, and do hereby bargain, sell, remise, release, and QUITCLAIM a certain tract of land in Davidson County, Tennessee unto RONALD WOODING, II ("Grantee") subject to the life estate reservation contained herein, described as follows:

> BEING Lot No. 2, on the plan of Bryant Subdivision as of record in Book 4470, Page 41, in the Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Brenda Boyd Walker and John E. Walker by quitclaim deed dated March 30, 1999 and recorded April 7, 1999 in Book 11421, Page 138, in the Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Brenda Boyd Wooding by warranty deed from T.B. Boyd, III dated February 2, 1984 and recorded February 10, 1984 in Book 6229, Page 516, in the Register's Office for Davidson County, Tennessee.

And all the estate, right, title, and interest in the property described above, marital or otherwise, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to the Homestead and Dower therein. This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, encumbrances as may affect the premises, and the reservation made in this instrument providing Grantors a life estate in the property described herein.

Grantors reserve to themselves the right to occupy, rent, or improve the granted premises for and during their lifetime.

WITNESS my hand this 23rd day of September, 2020.

Brenda Boyd-Walker
BRENDA BOYD WALKER

John E. Walker
JOHN E. WALKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of September, 2020, personally appeared before me the undersigned authority, a Notary Public for the State and County aforesaid, BRENDA BOYD WALKER and JOHN E. WALKER, personally known to me, or proved to me on the basis of sufficient evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Candina Davidson
Notary Public

My Commission Expires: 10/23/2020

CANDINA M DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 10/22/2023

THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY HEREIN CONVEYED NOR THE ACCURACY OF THE DESCRIPTION OF SAID PROPERTY.

THE PERSON RESPONSIBLE FOR PAYMENT OF TAXES IS: Brenda Boyd Walker & John E. Walker
PROPERTY OWNER NAME: Brenda Boyd Walker & John E. Walker
ADDRESS: 3711 Stevens Lane Nashville, TN 37218

I hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount, which the property transferred, would command at a fair voluntary sale.

Affiant Cody F. Fox subscribed and sworn to me this the 23rd day of September, 2020.

Candina Davidson
NOTARY

CANDINA M DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 10/22/2023

DEPUTY