This Instrument Prepared By:
LEGACY LAW GROUP, PLLC
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 553881 DEEDQC
01/14/2021 08:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210114-0006198

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
SCOTT L. PARKER AND MELISSA B. PARKER 4306 Dale Avenue Nashville, TN 37204	SAME	132-05-0-071.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(a)(4).

AFFIANT

Sworn to and subscribed before me this 13th day of January, 2021.

Notary Public

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 5-19-2023

QUITCLAIM DEED

FOR -0- DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION, I, JOHN WALTERS, Trustee of the DALE AVENUE TRUST, dated September 20, 2018 (hereinafter, collectively, "Grantor"), have this date bargained and sold, and do hereby transfer and convey my interest in the following described property unto SCOTT L. PARKER and MELISSA B. PARKER, husband and wife, as tenants by the entirety, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

LEGAL DESCRIPTION ATTACHED as EXHIBIT A

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on January 13, 2021.

JOHN WALTERS, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN WALTERS, with whom I am personally acquainted, and who acknowledged himself to be Trustee of the DALE AVENUE TRUST, dated September 20, 2018, and that as such Trustee, he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this January 13, 2021.

NOTARY PUBLIC

My Commission Expires: 2-19-2023

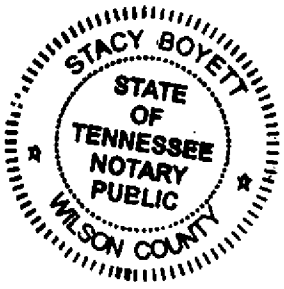


EXHIBIT A

Said property described to wit:

Land in Davidson County, Tennessee, being Lot 29 on the plan of Glendale Park, Section 1 as shown on plat of record in Plat Book 1130, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to SCOTT L. PARKER and MELISSA B. PARKER, husband and wife, by Warranty Deed of record from Matthew Colby Paxton, married, in Instrument No. 20180628-0062395, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations, (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee

Being the same property conveyed to JOHN WALTERS, Trustee, or his successors in interest, under the DALE AVENUE TRUST, dated September 20, 2018, by Quitclaim Deed of record from SCOTT L. PARKER and MELISSA B. PARKER, in Instrument Number 20181002-0097803, Register's Office for Davidson County, Tennessee.

The legal description above is taken verbatim from the prior deed of record.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

This improved property is known as 4306 Dale Avenue, Nashville, Tennessee 37204.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Stacy Boyett, a notary public for this county and state,
Notary's Name

James M. Adcox III, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Stacy Boyett
Notary's Signature

MY COMMISSION EXPIRES: 2-19-2023

NOTARY'S SEAL

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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