Karen Johnson Davidson County
Batch# 560246 DEEDQC
01/25/2021 11:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210125-0010562

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JULIET WALLACE WALKER
BRIAN ALEXANDER WALKER
6527 MERCOMATIC COURT
NASHVILLE, TN 37209

CF·TN·136184 amc

OWNER (SEND TAX BILLS TO):

JULIET WALLACE WALKER
BRIAN ALEXANDER WALKER
6527 MERCOMATIC COURT
NASHVILLE, TN 37209

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JULIET WALLACE WALKER, formerly known as JULIET P. WALLACE, and BRIAN ALEXANDER WALKER, wife and husband (herein, "Grantor"), whose address is 6527 Mercomatic Court, Nashville, TN 37209, hereby bargains, sells, remises, releases, quit claims and conveys to JULIET WALLACE WALKER and BRIAN ALEXANDER WALKER, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 6527 Mercomatic Court, Nashville, TN 37209, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 6527 Mercomatic Court, Nashville, TN 37209

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

[Signatures contained on following page]

PIN NO: 102-04-0B-002-00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 22 day of December, 2020.

GRANTOR:

Juliet Wallace Walker f/k/a Juliet P. Wallace
JULIET WALLACE WALKER, formerly known as JULIET P. WALLACE

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JULIET WALLACE WALKER, formerly known as JULIET P. WALLACE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of December, 2020.

[Affix Notary Seal]

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/5/2024

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/06/2024

GRANTOR:

Brian Alexander Walker
BRIAN ALEXANDER WALKER

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, BRIAN ALEXANDER WALKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of December, 2020.

[Affix Notary Seal]

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/06/2024

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00 (8).

Grantee:

Grantee signature: Juliet Wallace Walker
JULIET WALLACE WALKER

Subscribed and sworn to under oath before me, this 22 day of December, 2020 by JULIET WALLACE WALKER.

[Affix Notary Seal]

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/06/2024

Grantee:

Grantee signature: Brian Alexander Walker
BRIAN ALEXANDER WALKER

Subscribed and sworn to under oath before me, this 22 day of December, 2020 by BRIAN ALEXANDER WALKER.

[Affix Notary Seal]

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/06/2024

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B, ON THE PLAN OF 6525 MERCOMATIC COURT COTTAGES HOMEOWNERS ASSOCIATION, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, FILED AS EXHIBIT TO AN ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT #20170607-0056804, OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No.. 20190304-0019323 on March 4, 2019.

PIN NO: 102-04-0B-002-00

STREET ADDRESS: 6527 Mercomatic Court, Nashville, TN 37209

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Perre M. Cabell, 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 Mississippi

County of Hancock

Personally appeared before me, Neisha L. Schwartz, a notary public for this county and state, Perre M. Cabell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Neisha L. Schwartz
Notary's Signature

My Commission Expires: 12/2/2022
Notary' Seal (if on paper)

