BOX #14

G#34325-2

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 573117 DEEDQC
02/11/2021 10:41:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210211-0019721

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2021.

Notary Public

My commission expires: 11/8/21

ANDREW T. WOOD (AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Troy Thomas Walls and Kelly Walls and James Walsdorf	**"New Owners"**	**119 1 30 021 00**
3027 Harlin Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Troy Thomas Walls, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Troy Thomas Walls and Kelly Walls, husband and wife, as to an undivided 50% interest (the "Entirety Interest"), and James Walsdorf, a married man, as to an undivided 50% interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 54 on the Plan an Addition to and a Revision of Lot Nos. 93, 94, 95, 96, 97 of the H.G. McNabb Subdivision, as shown on plat of record in Plat Book 1130, Page 79, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Troy Thomas Walls, a single man, by Warranty Deed dated May 13, 2014, from Maribel Grajeda, of record in Instrument No. 20140515-0041770, Register's Office for Davidson County, Tennessee. The said Troy Thomas Walls is now married.

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

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **3027 Harlin Drive, Nashville, TN 37211**.

Witness my hand this 10th day of **February, 2021.**

Troy Thomas Walls

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Troy Thomas Walls, a married man,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of **February, 2021.**

Notary Public

My Commission Expires: 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON