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# 602709 DEEDQC
03/30/2021 09:43:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210330-0041350

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

Amanda Birmer
Affiant

Sworn to and subscribed before me this 4 day of February, 2021.

Notary Public

My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

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.
The 4164 Creek Trail Dr Trust	4164 Creek Trail Dr	Owner	
4164 Creek Trail Dr	Whites Creek, TN 37189		**041-05-0-007.00**
Whites Creek, TN 37189			

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, **M.G. Walsh, a married man** (Grantor), does hereby quitclaim, transfer and convey unto **Blaise Vinez, Trustee of the 4164 Creek Trail Dr Trust dated February 5th, 2021** (Grantee), their 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 Lot No. 19 on the Plan of Revised Final Plat of Creek Trail Subdivision of record in Plat Book 7900, Page (s) 261 and 262, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to M.G. Walsh, a married man by Warranty deed from Arvis Reaves, a single woman of record in Instrument No.20210212-0020296 Register's Office for Davidson County, Tennessee, dated February 8, 2021 and recorded on February 12, 2021. Affidavit filed of record in Instrument #20210321-0038261.

WITNESS my hand this the 9 day of February, 2021.

M. G. Walsh

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **M. G. Walsh,** 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 9 day of February, 2021.

NOTARY PUBLIC
My Commission Expires: _____

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/26/23