(2)

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Karen Johnson Davidson County
Batch# 643091 DEEDQC
05/24/2021 11:45:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210524-0069973

BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
November 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant James E. Walker Jr.

Subscribed and sworn before me, this the 17th, day of May, 2021.

Notary Public: Bette Shulman

My Commission Expires: November 8, 2021

ADDRESS OF NEW OWNER:
James E. Walker, Jr. and
Mark Walker
621 Shady Lane
Nashville, TN 37206

SEND TAX BILLS TO:
Same

MAP/PARCEL:
Map 83-11, Parcel 31

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **James E. Walker, Jr.** (hereinafter referred to as "**GRANTOR**"), do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **James E. Walker, Jr. and Mark Walker** (hereinafter referred to as "**GRANTEE**"), their successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being all of Lot No. 93 on the Rolling Acres Subdivision, as of record in Plat Book 1130, page 34, a revision of Plat Book 4, page 20, Register's Office of

Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lots.

Being the same property conveyed to James E. Walker, Jr. and wife Beverly M. Walker by Warranty Deed from Margaret C. Pippin, unmarried, dated January 19, 1988, appearing of record in Book 7456, page 1802, of the Register's Office of Davidson County, Tennessee. Beverly M. Walker has since died and subject property being vested in James E. Walker, Jr. as the surviving tenant by the entirety.

This is improved property known as: 612 Shady Lane, Nashville, TN 37206.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 17th day of May, 2021.

James E. Walker, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James E. Walker, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 17th day of May, 2021.

My Commission Expires: November 8, 2021

NOTARY PUBLIC

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021