Karen Johnson Davidson County
Batch# 645585 DEEDQC
05/28/2021 10:15:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210528-0072301

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
208 East Main Street
Lebanon, TN 37087

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Creola Kyles
605 Cherry Grove Point
Whites Creek, TN 37189

SEND TAX BILLS TO:
Same

INSTRUMENT NO:
20180122-0006258

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Eric B. Walker and Cherita C. Walker (hereinafter referred to as "Grantors") do hereby assign, transfer, convey and quitclaim unto Eric B. Walker, Cherita C. Walker and Creola Kyles (hereinafter referred to as "Grantees") as joint tenants with right of survivorship, a 16.409% interest in an addition to the Grantor's home (further described as the Mother Suite) to be used as Grantee's primary residence which is attached to a certain tract of land in Davidson County, Tennessee, which is more fully described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 27, Final Plat, Resubdivision of Lots 25, 27, 28 and 29, Cherry Grove, Phase 1B, as the same appears on survey and plat of record in Instrument No.20070912-0109554, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation, by Warranty Deed from Eric B. Walker and Cherita Walker, Husband and Wife, dated August 10, 2017, recorded August 14, 2017, of record in Instrument No. 20170814-0083249, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Eric B. Walker, a married man and Cherita C. Walker his wife by Drees Premier Homes, Inc., an Ohio Corporation, by Warranty Deed, dated January 19, 2018, recorded January 22, 2018, of record in Instrument No.20180122-0006258, Register's Office for Davidson County, Tennessee.

The Grantee shall have the sole, absolute, discretion and authority to reside in the Mother Suite described above as her primary residence.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

This is improved property located at 605 Cherry Grove Point, Whites Creek, TN 37189

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PEROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Eric B. Walker

Cherita C. Walker

STATE OF TENNESSEE)
COUNTY OF WILSON)

We hereby swear or affirm that to the best of our knowledge, information and belief, the actual consideration for this conveyance, per T.C.A. 67-4-409(a)(4) is $0.

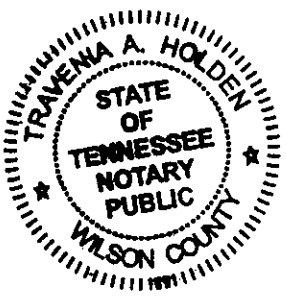
Eric B. Walker

Cherita C. Walker

Subscribed and Sworn to before me on this 28th day of May, 2021

NOTARY PUBLIC

My Commission Expires: 3-19-2025



STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric B. Walker, the within named 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.

NOTARY PUBLIC

My Commission Expires: 3-19-2025



STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cherita C. Walker, the within named 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.

NOTARY PUBLIC

My Commission Expires: 3-19-2025

