(1)

Karen Johnson Davidson County
Batch# 647272 DEEDQC
06/01/2021 03:27:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210601-0073359

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.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-17-2022

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 24th day of May, 2021.

Notary Public: Polly E Lavit
My Commission Expires: 7/17/22

ADDRESS OF NEW OWNER:
Matthew Boland Walkley
2401 Cisco Street
Nashville, TN 37204-2718

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
118-02-0-025.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Matthew Boland Walkley, married,** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **Matthew Boland Walkley and Natalie R. Walkley, husband and wife,** (hereinafter referred to as "**GRANTEES**") their heirs and assigns, in and to the following tract of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 10, INVERNESS, as shown on plat of record in Plat Book 843, page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property that was conveyed to Matthew Boland Walkley by Warranty Deed from Edwina L. Harding n/k/a Edwina Harding Toms, married, joined by Ronald Timothy Toms, dated May 29, 2015, of record in Instrument No. 20150602-0051362, Register's Office for Davidson County, Tennessee.

This property is commonly known as: 2401 Cisco Street, Nashville, TN 37204

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 24th day of May 2021.

Matthew Boland Walkley

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Matthew Boland Walkley,** 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 24th day of May, 2021.

NOTARY PUBLIC

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

My Commission Expires: