Karen Johnson Davidson County
Batch# 671941 DEEDQC
07/07/2021 11:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210707-0091241

THIS INSTRUMENT PREPARED BY:
National Signing Services, Inc.
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763

New Owner(S) Address &
Mail Tax Statements To:
Benjamin Howard Walker
305 Cotton Blossom Court
Nashville, TN 37221

Property Tax ID#: 141150A04100CO
File #: TN712552

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **BRUCE ELTON WALKER, A SINGLE PERSON AND BENJAMIN HOWARD WALKER, A SINGLE PERSON**, as Grantor, hereby convey all rights, titles and interests that I may have in to **BENJAMIN HOWARD WALKER, A SINGLE PERSON**, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 141150A04100CO

Property Address: 305 Cotton Blossom Court, Nashville, TN 37221

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

Witness our hands this the 15 day of March, 2021

BRUCE ELTON WALKER

BENJAMIN HOWARD WALKER

STATE OF TN }

COUNTY OF Maury }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, BRUCE ELTON WALKER AND BENJAMIN HOWARD WALKER the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 15 day of March, 2021.

Notary Public
My Commission expires: 1.28.24

PENNY C. WORLEY
TENNESSEE NOTARY PUBLIC
My Comm. Exp. Jan 28, 2024
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

BRUCE ELTON WALKER

BENJAMIN HOWARD WALKER

Subscribed and sworn to before me this the 15 day of March, 2021.

Notary
My Commission expires: 1.28.24

PENNY C. WORLEY
TENNESSEE NOTARY PUBLIC
My Comm. Exp. Jan 28, 2024
COUNTY OF WILLIAMSON

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

All that Certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:
Land in Davidson County, Tennessee, being Lot 19, Section I, Rolling River Estates, as shown on plat of record in Plat Book 4860, page 27, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being that same property conveyed to Bruce Elton Walker, a single person and Benjamin Howard Walker, a single person by Deed from Victoria L. Walker Oberlin and husband, David L. Oberlin dated May 17, 2012 and recorded May 18, 2012 in Instrument No. 20120518-0043076 in the Office of the Register of Deeds in and for Davidson County, Tennessee.

Commonly Known As: 305 Cotton Blossom Court, Nashville, TN 37221
Parcel ID: 141150A04100CO

True Copy Certification

I, *Darell Near*, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/15/2021 *(date of document)*.

Affiant Signature

March 15, 2021
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 15 day of March 2021.

Notary Signature

My Commission Expires: May 9, 2025

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION # HH 079806
EXPIRES: May 9, 2025
Bonded Thru Notary Public Underwriters