Karen Johnson Davidson County
Batch# 712433 DEEDQC
09/09/2021 03:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210909-0121029

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
THE JOSEPHINE TENNESSEE INVESTMENT SERVICES TRUST AGREEMENT **2720 Hydes Ferry Rd.** **Nashville, TN 37218**	**080 04 0 109**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DAVID J. WALKER, an unmarried man** ("Grantor") does hereby transfer, release, relinquish, quitclaim and convey unto **THE TRUSTEE OF THE JOSEPHINE TENNESSEE INVESTMENT SERVICES TRUST AGREEMENT u/t/a dated June 25, 2021** ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

See Exhibit A, attached and incorporated herein.

This is improved property known as 3101 Doak Avenue, Nashville, Davidson County, Tennessee 37218.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

In witness whereof, Grantor has caused this instrument to be dated and effective this 6 day of August, 2021.

GRANTOR:

DAVID J. WALKER

STATE OF ~~TENNESSEE~~ Connecticut)
COUNTY OF New Haven)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared DAVID J. WALKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of August, 2021.

EVALIZ TORRES
Notary Public, State of Connecticut
My Commission Expires Sept. 30, 2023

Notary Public Evaliz Torres

STATE OF ~~TENNESSEE~~ Connecticut)
COUNTY OF New Haven)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant DAVID J. WALKER

Subscribed and sworn to before me,
this 6 day of August, 2021.

EVALIZ TORRES
Notary Public, State of Connecticut
My Commission Expires Sept. 30, 2023

NOTARY PUBLIC

My Commission Expires: Sept 30, 2023

202109090121029

EXHIBIT A

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Orbie D. Nelson Estate Property, a plat of which is of record as Instrument No. 20050126-0009780, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to David J. Walker, an unmarried man, by Warranty Deed from Donald L. Eden dated February 18, 2015 recorded in Instrument No. 20150220-0014761, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, Esq., do hereby make oath that I am a licensed attorney and/or 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 August 6, 2021 (date of document).

Affiant Signature

9/1/2021
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of ~~August~~ September, 2021.

Melissa A. Nesbitt
Notary's Signature

My Commission Expires: 5/5/2025

