Karen Johnson Davidson County
Batch# 781418 DEEDQC
12/29/2021 11:55:27 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20211229-0171228

**Prepared By:**
Ms. Deanna Walker
5464 Village Way
Nashville, Tennessee 37211

**After Recording Return To:**
Ms. Deanna Len Walker and Richard Ellsworth
Beresford Living Trust
5464 Village Way
Nashville, Tennessee 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Richard Beresford, Affiant
Subscribed and sworn before me this the
29 Day of December, 2021.
Brandi Weis, Deputy Register

**TAX PARCEL ID #:** 161100A01200CO

# QUIT CLAIM DEED

***BE IT KNOWN BY ALL,*** that Ms. Deanna Len Walker , *("Grantor")*, a married female **whose address is** 5464 Village Way, Nashville, Tennessee 37211, and Mr. Richard Ellsworth Beresford, *("Grantor")*, a married male **whose address is** 5464 Village Way, Nashville, Tennessee 37211, hereby ***REMISE, RELEASE AND FOREVER QUITCLAIM TO*** Ms. Deanna Len Walker *("Trustee")*, Mr. Richard Ellsworth Beresford, *("Trustee")*, of The Ms. Deanna Len Walker and Richard Ellsworth Beresford Living Trust *("Grantee")*, **whose address is** 5464 Village Way, Nashville, Tennessee 37211, all right, title, interest and claim to the following real estate property located at 5464 Village Way in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37211, to-wit:

Property having Lot No. 31, with the Section No. Map And Parcel Number: 161 10 0A 012.00, and property beginning at See attached Exhibit A..

***FOR A VALUABLE CONSIDERATION,*** in the amount of $10.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of 06/28/2021.

Ms. Deanna Len Walker
(Grantor's Printed Name)

(Grantor's Signature)

Mr. Richard Ellsworth Beresford
(Grantor's Printed Name)

(Grantee's Signature)

Ms. Deanna Len Walker and Richard Ellsworth Beresford Living Trust
(Grantee's Printed Name)

Signed in our presence:

(Witness #1 Signature)

Emily Miller
(FIRST WITNESS NAME TYPED)

(Witness #2 Signature)

Jeff Miller
(SECOND WITNESS NAME TYPED)

**Grantee's Address:**

Ms. Deanna Len Walker And Richard Ellsworth Beresford Living Trust
5464 Village Way
Nashville, Tennessee 37211

**Mail Subsequent Tax Bills To:**

Deanna Len Walker And Richard Ellsworth Beresford
5464 Village Way
Nashville, Tennessee 37211

**Grantor's Address:**

Ms. Deanna Len Walker

5464 Village Way
Nashville, Tennessee 37211

Mr. Richard Ellsworth Beresford
5464 Village Way
Nashville, Tennessee 37211

QC

**STATE OF TENNESSEE** )
) **SS.**
**COUNTY OF ~~DAVIDSON~~** Williamson )

The foregoing Quit Claim Deed was acknowledged before me on July 24, 2021 by Ms. Deanna Len Walker and Mr. Richard Ellsworth Beresford, who are personally known to me or who have produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

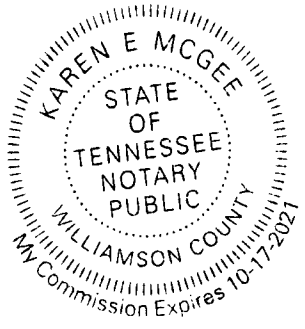
**IN WITNESS THEREOF**, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Karen E McGee
(Signature of Notary)

Karen E. McGee
(Printed Notary Name) ~~Davidson~~ Williamson, Tennessee

My Commission expires: 10/17/2021




QC

***Note: The Original Copy of the Quit Claim Deed must be filed with the "Recorder of Deeds" with the Clerk of Courts having jurisdiction where this property is located and only upon payment of any associated recording fees due at time of filing with the Clerk of Courts.***

# EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 161 10 0A 012.00CO

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF PHASE ONE VILLAGES OF BRENTWOOD, OF RECORD IN PLAT BOOK 5200, PAGE 613, AS AMENDED IN PLAT BOOK 7460, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Commonly known as: 5464 Village Way, Nashville, TN 37211-6238

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Richard E. Beresford and wife, Deanna L. Walker, by deed dated March 28, 2002 of record in Deed Instrument/Case No. 20020404-0041150, in the County Clerk's Office.