Karen Johnson Davidson County
Batch# 820420 DEEDQC
03/11/2022 01:21:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220311-0028836

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock, LLC.
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Dwayne A. Walker
2501 VAL MARIE DR., MADISON, TN 37115

Real Estate Tax ID Number: **034-07-0B-022-00, 034 07 0B 022.00**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED

71565135-7897011

Under T.C.A. Section 66-5-103(B)(2)

This transfer between former spouses is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(E) as an adjustment of property rights between divorcing parties due to Judgment of Divorce entered on March 4, 2020, in Sumner County, Court Case No. 20CV-536.

THIS QUITCLAIM DEED, made this 19th day of November, 20 21, by and between **Tyisha J. Walker, an unmarried woman, and Dwayne A. Walker, an unmarried man, who acquired title as wife and husband**, whose post office address is **1070 W. Main #311, Hendersonville, TN 37075 and 2501 VAL MARIE DR., MADISON, TN 37115,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Dwayne A. Walker, an unmarried man**, whose post office address is, **2501 Val Marie Dr., Madison, TN 37115,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

DR1 71565135QC101010207

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 2501 VAL MARIE DR., MADISON, TN 37115

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 71565135QC101010307

202203110028836

Tyisha J. Walker (SEAL)
Tyisha J. Walker

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Tyisha J. Walker**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

Kimberly Reese

Notary Public

Name: Kimberly Reese

Commission Expiration Date: 01/06/2025

DR1 71565135QC101010407

202203110028836

(SEAL)
Dwayne A. Walker

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Dwayne A. Walker**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

Notary Public

Name: Kimberly Reese

Commission Expiration Date: 01/06/2025

DR1 71565135QC101010507

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

_____ **(SEAL)** Jyshna J. Walker
Affiant

Subscribed and sworn to before me on this the 19th **day of** November, **20**21.

_____
Notary Public

NAME: Kimberly Reese

My Commission Expires: 01/06/2025

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

DR1 71565135QC101010607

202203110028836

EXHIBIT A

Legal Description:

Tax Id Number(s): 034-07-0B-022-00, 034 07 0B 022.00

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

LAND IN DAVIDSON COUNTY. TENNESSEE, BEING ALL OF LOT NO. 22 ON THE PLAN OF THE CLUSTER- LOT SUBDIVISION OF ENCLAVE AT TWIN HILLS, OF RECORD IN INSTRUMENT 20071221-0146647 AND INSTRUMENT 20080117-0005451, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel Identification Number: 034-07-0B-022-00, 034 07 0B 022.00
Commonly Known As: **2501 VAL MARIE DR., MADISON, TN 37115**

Being the same property conveyed to Tyisha J. Walker and Dwayne A. Walker, wife and husband, by deed dated December 31, 2009 of record in Deed Instrument/Case No. 20100113-0003301, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, PETSY LANZOTTI, do hereby make oath that I am a licensed attorney and/or the custodian 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 11/19/2021 (date of document).

Affiant Signature

Nov 16, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 16 day of November, 2021

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026