This Instrument prepared by and after recording return to:

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

Karen Johnson Davidson County
Batch# 830597 DEEDQC
03/29/2022 12:52:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220329-0036247

# QUITCLAIM DEED

| Name and Address of New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **Donald E. Wall**<br>**1032 Fairways Drive**<br>**Greenbrier, Tennessee 37073** | **070-13-0-086.00**<br>**070-13-0-087.00** | **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, **MARGARET A. WALL** ("Grantor") does hereby transfer, release, relinquish, quitclaim and convey his interest unto the **DONALD E. WALL** ("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:

**TRACT 1**

BEGINNING in the westerly margin of a 50 foot street, now called Cliff Drive at the southeast corner of a lot conveyed by Mattie T. Curtis to Willie Dean Harvey and husband, Clifton L. Harvey, by deed of record in Book 644, page 193; thence along the westerly margin of said Street or Drive, south 32 degrees west 184 feet to Henry Zohrlaut's northeast corner; thence with his northerly line, north 85 degrees west 365 feet to his northwest corner, thence north 32 degrees west 184 feet; thence south 58 degrees east 365 feet to the beginning.

**TRACT 2**

Beginning at a point being the northwesterly corner of Overby tract 742 feet southwesterly from the center line of Cliff Drive and 405 feet southeasterly Of the center line of Hamilton Road; thence south 57 deg. 15' east 398 feet with the Overby line to a point in the center of Cliff Drive, said point being 739 feet southwesterly from the center line in right angle turn in Cliff Drive; thence south 32 deg. 45' west with center line of Cliff Drive 185 feet to a point; thence north 57 deg. '5' west 397.5 feet to a point in northwesterly line or Henry Zohrtaut (Zohrlant) tract; thence north 32 deg. 45' east 185 feet to the point or beginning, and being the northeasterly one half or the Henry Zohrlaut (Zohrlant) property, as or record in Book 196, page 311, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret Wall from Phillip A. Corbbitt and wife, Vera A. Corbbitt by Warranty Deed of record in Instrument No. 20091103-0101575, Register's Office for Davidson County, Tennessee. Further, being the same property in Deed of Correction Warranty Deed of record in 20091202-0110356, said Register's Office.

This conveyance is subject to all existing easements and restrictions as shown of record and/or not stated herein, including but not limited to Easement of record in Book 2203, Page 594 and Book 4071, Page 199, said Register's Office.

This property is improved property known as 2113 Cliff Drive, Nashville, TN 37218.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises.

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 24th day of March, 2022.

**GRANTOR:**

Margaret A. Wall

MARGARET A. WALL

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **MARGARET A. WALL**, 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 she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of March, 2022.

Melissa A. Nesbitt

Notary Public

my Commission Expires-
5-5-2025

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

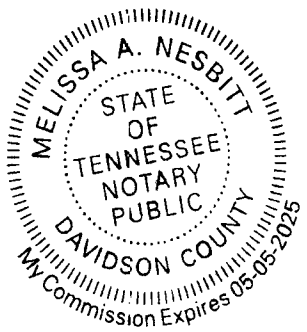
The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Margaret A. Wall
Affiant

Subscribed and sworn to before me,
this 24th day of March, 2022.

Melissa A. Nesbitt
NOTARY PUBLIC

My Commission Expires: 5-5-2025




DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.