Karen Johnson Davidson County
Batch# 893901 DEEDQC
07/26/2022 12:01:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220726-0085308

THIS INSTRUMENT PREPARED BY:
Lauren W. Moss, Attorney
Puryear, Newman & Morton, PLLC
130 Fourth Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Philip A. Wallace, Jr. 1025 Chicamauga Avenue Nashville, Tennessee 37206	SAME	083-05-0-058.00

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Philip A. Wallace, Sr., Married,** (hereinafter called the **"GRANTOR")**, hereby quitclaims and conveys any and all right, title and interest he has in and to that certain tract or parcel of land in Williamson County, Tennessee described as follows, unto **Philip A. Wallace, Jr., Unmarried,** (hereinafter called the **"GRANTEE")**, his successors and assigns, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON BLOCK "B" ON THE PLAN OF EAST WOOD ADDITION DR. E.T. BROWN RESUBDIVISION OF THE STRATTON AND SEYMOUR AND L.T. BAXTER LANDS OF RECORD IN PLAT BOOK 332, PAGE 63, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PHILIP A. WALLACE, JR., UNMARRIED, AND PHILIP A. WALLACE, SR., MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, OF RECORD AT INSTRUMENT NO. 20120703-0058384, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 3, 2012.

This is improved property known as 1025 Chicamauga Avenue, Nashville, Tennessee 37206..

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OR CONDUCTED BY THE PREPARER THEREOF.

WITNESS, the hand of the undersigned this 26 day of July, 2022.

Philip A. Wallace, Sr.
PHILIP A. WALLACE, SR.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared PHILIP A. WALLACE, SR., 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 purpose therein.

Witness my hand, at office, this 26 day of July, 2022.

Notary Public

My commission expires: 3/3/26

ANNIE GRAEFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned, after first being duly sworn according to law, does make oath and affirm that the actual consideration given for this conveyance is Ten and NO/100 ($10.00) DOLLARS.

PHILIP A. WALLACE, SR.

Sworn to and subscribed before me, this 26 day of July, 2022.

Notary Public

My commission expires: 3/3/26

ANNIE GRAEFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026