Karen Johnson Davidson County
Batch# 895739 DEEDQC
07/28/2022 03:16:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220728-0086300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Mary Wallace
AFFIANT

Subscribed and sworn to before me, this 28 day of July, 2022.

Martin A. Kooperman
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/17/23

MARTIN A. KOOPERMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument was prepared by: Martin A. Kooperman, 603 Woodland St., Nashville, Tennessee 37206

ADDRESS OF NEW OWNER AS FOLLOWS: **Eymarion Monique Wallace**
1721 Hanover Rd.
Nashville, Tn. 37216

SEND TAX BILLS TO: **Same**

MAP and PARCEL: **072 12 0 012.00**

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QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, **Mary Wallace**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby [convey,] remise, release and forever quitclaim unto my daughter , **Eymarion Wallace**, her heirs and assigns, such of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate **subject to a life estate reserved for Mary Wallace per the laws of the State of Tennessee**, said tract [parcel] of land, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 and the easterly one-half of Lot No. 74 on the Map of Water Place on Maxey Lane, as of record in Book 332, pages 136 and 137, Register's Office for said County.

Said Lot No. 75 and part of Lot No. 74 adjoin and front together 75 feet on the northerly side of Hanover Avenue and runs back 135.5 feet on the northerly side of Hanover Avenue and runs back 135.5 feet on the easterly line of Lot No. 74 to a line in the rear measuring 75.3 feet thereon.

Being the same property conveyed to Mary Wallace by quitclaim deed from Robert Wallace, of record in Book 6315, page 302, Register's Office for Davidson County, Tennessee.
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 28th day of July, 2022.

Mary A. Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **MARTIN A. KOOPERMAN, a Notary Public**, in and for said County and State, **Mary Wallace,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 28th day of July, 2022.

Martin A. Kooperman

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/24/2023

MARTIN A. KOOPERMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY