Karen Johnson Davidson County
Batch# 897211 DEEDQC
08/02/2022 08:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220802-0087668

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of creating a separate tax parcel, **Stacey N. Walls and Alison K. Walls, a married couple**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stacey N. Walls and Alison K. Walls, a married couple**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee and is further described as:

Land in Davidson County, Tennessee, being Lot No. 80 on the map of Rosebank Park, as of record in Book 1835, Page 26, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Stacey N. Walls and Alison K. Walls, by Warranty Deed from Michel E. Douglas, of record in Instrument No. 20191024-0109072 Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set out hands on this 29th day of July, 2022.

~~Stacey N. Walls~~ Stacey N. Walls

Alison K. Walls

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Stacy N. Walls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument on for the purposes therein contained.

Witness my hand and seal this 29 day of July, 2022.

Notary Public

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Stacy N. Walls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument on for the purposes therein contained.

Witness my hand and seal this 29 day of July, 2022.

Notary Public

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

My Commission Expires:

_____

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Stacy N. Walls and Allison K. Walls 2017 McKennell Drive Nashville, TN 37206	New Owner	Davidson County 083-04-0-088.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 29 day of July, 2022.

Notary Public

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2024

My Commission Expires:

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the original version 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 8/1/22.

Date

Affiant Signature

8/1/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of August, 2022.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025