THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration ~~for this transfer~~ is: $0.00

ANN REBECCA TEASTER, AFFIANT

Subscribed and sworn to before me, this 12 day of ~~August~~ 2022.

NOTARY PUBLIC

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY Commission Expires 02-01-2023

Karen Johnson Davidson County
Batch# 905413 **DEEDQC**
08/19/2022 08:34:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220819-0093849

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
EARNEST C. TEASTER, III, and ANN R. TEASTER, CO-TRUSTEES 4013 Wallace Lane Nashville, TN 37215	New Owner	Map and Parcel No.: 11616013100

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Ann Rebecca Teaster and Earnest C. Teaster, III, wife and husband (collectively as "Grantor"), do hereby quitclaim, transfer and convey unto Earnest C. Teaster, III, and Ann R. Teaster, Co-Trustees of the Teaster Joint Revocable Trust, created April 15, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 4013 Wallace Lane, Nashville, TN 37215, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Part I, Wallace Subdivision, of record in Book 1424, Page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 120.2 feet on the west side of Wallace Lane, formerly Vail Avenue, and extends back 209 feet on the south line and 200.8 feet on the north line in the rear, on which it measures 120.1 feet.

Being the same property conveyed to Ann Rebecca Teaster and Earnest C. Teaster, III, husband and wife, from Bob Haley and Julienne K. Haley, husband and wife, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20180423-0038171.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 12 day of August 2022.

Ann Rebecca Teaster, Grantor

Earnest C. Teaster, III, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Ann Rebecca Teaster**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of August 2022.

Notary Public

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Earnest C. Teaster, III**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of August 2022.

Jessica Ann Clegg

Notary Public

My Commission Expires: 02-01-2023

