Karen Johnson Davidson County
Batch# 922846 DEEDQC
09/28/2022 02:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220928-0107323

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

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

Caitlin Turner
Notary Public

Affiant

My Commission Expires: 7/22/25

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Dana Renee Wallace 402 Fanning Drive Goodlettsville, TN 37072	Same	018-12-0-047.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **LISA DIANE REEVES, a married woman**, by these presents does hereby quitclaim and convey unto **DANA RENEE WALLACE, a married woman** and her successors, heirs, and assigns, all her rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of A revision of Section Two, Mansker Heights of record in Plat Book 3106, Page 43, 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 Ivan Wilson Wallace and wife, Nelle Elizabeth Wallace by Warranty deed from Jerry Blackburn Carner and wife, Hilda Alice Carner of record in Book 4274, page 404, Register's Office for Davidson County, Tennessee, dated September 21, 1968 and recorded on October 02, 1968.

Being the same property conveyed to Nelle Elizabeth Wallace by Quitclaim deed from Ivan Wilson Wallace of record in Book 5119, page 135, Register's Office for Davidson County, Tennessee, dated January 28, 1977 and recorded on February 28, 1977.

Nelle Elizabeth Wallace and Ivan Wilson Wallace divorced and recorded in Minute Book 110-A, Page 126.

Being the same property conveyed to Nelle Elizabeth Wallace Wall and husband, Jerry G. Wall, a tenancy by the entirety by Quitclaim deed from Nelle Elizabeth Wallace Wall of

record in Book 5282, page 911, Register's Office for Davidson County, Tennessee, dated May 08, 1978 and recorded on May 08, 1978.

For further reference see Affidavit of Heirship of record in Instrument No. 20220328-0035054 said Register's Office

Being also known as 402 Fannin Drive Goodlettsville, Tennessee 37072.

This property is not, nor has it ever been, a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-307 or other applicable statute.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 28th day of September, 2022, the bargaining party, having caused my name to be signed hereto on said day and date.

LISA DIANE REEVES

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Suanne K Toomk, a Notary Public in and for said County and State, **LISA DIANE REEVES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28th day of Sept, 2022.

NOTARY PUBLIC
My Commission Expires: 3/25/2026

SUANNE K TOOMK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES MARCH 25, 2026

CERTIFICATE OF AUTHENTICITY

I, **Russell Freeman**, 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 9/28/22 [DATE].

AFFIANT SIGNATURE

9/28/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 28 day of September, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

