AFTER RECORDING RETURN TO:
Old Republic Title
530 S. Main St., Ste. 1061
Akron, OH 44311
File No. 01-22042303-02C

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 928678 DEEDQC
10/12/2022 11:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221012-0111888

Tax ID No.: 081 06 0 217.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 06 day of October, 2022, by and between **WALLACE OPPORTUNITY INVESTMENTS, LLC, a Tennessee Limited Liability Company,** located at 19030 East Ryan Road, Queen Creek, AZ 85142, hereinafter referred to as Grantor(s) and **TYLER WALLACE and MELANIE WALLACE, husband and wife, as tenants by the entirety,** residing at 2004 Salem Mason Dr, Nashville, TN 37208, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2004 Salem Mason Dr, Nashville, TN 37208

Being the same property conveyed to the Grantor(s) in a Deed recorded on 04/01/2022 under Instrument No. 20220401-0038087 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

WALLACE OPPORTUNITY INVESTMENTS, LLC, a Tennessee Limited Liability Company

By: _____

Name: **TYLER WALLACE**

Title: Owner

By: Melanie Wallace

Name: **MELANIE WALLACE**

Title: Owner

STATE OF Arizona
COUNTY OF Maricopa

Before me, Jeanette Kay Greenwald, a Notary Public, of the State and County mentioned, personally appeared TYLER WALLACE and MELANIE WALLACE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be owners (insert title) of WALLACE OPPORTUNITY INVESTMENTS, LLC, a Tennessee Limited Liability Company, the within named Grantor and that such owners (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Arizona, this 06 day of October, 2022

Jeanette Kay Greenwald notary public
Notary Public Jeanette Kay Greenwald

My Commission expires: 09/13/2024

JEANETTE KAY GREENWALD
Notary Public - Pinal County
Commission No. 587944
My Commission Expires
September 13, 2024

Quit Claim Deed

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Tyler Wallace

STATE OF Arizona
COUNTY OF Maricopa

Subscribed and sworn to before me this 06 day of October, 2022. by Tyler WALLACE.

Notary Public Jeanette Kay Greenwald
My Commission Expires: 09/13/2024

JEANETTE KAY GREENWALD
Notary Public - Pinal County
Commission No. 587944
My Commission Expires
September 13, 2024

Name and address for person(s) responsible for taxes:

TYLER WALLACE and MELANIE WALLACE
2004 Salem Mason Dr
Nashville, TN 37208

Name and address of property owner:

TYLER WALLACE and MELANIE WALLACE
2004 Salem Mason Dr
Nashville, TN 37208

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF CUMBERLAND GARDENS, SECTION FOUR OF RECORD IN PLAT BOOK 3106, PAGE 24, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 6 FRONTS 50 FEET ON THE EASTERLY SIDE OF SALEM MASON DRIVE, AND EXTENDS BACK BETWEEN LINES, 129.8 FEET ON THE NORTHERLY SIDE AND 130.8 FEET ON THE SOUTHERLY SIDE TO A LINE IN THE REAR ON WHICH IT MEASURES 50 FEET.

PARCEL ID NO: 081 06 0 217.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: LOVENIA STARNES AND NOLAN ORENTHAL STARNES, SINGLE, AND NATHANIEL ORLANDO STARNES, JR. AND MELVIN EUGENE STARNES, JR., MARRIED AND CHRISTOPHER TYRONE STARNES, MARRIED
GRANTEE: WALLACE OPPORTUNITY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
DATED: 03/28/2022
RECORDED: 04/01/2022
DOC#/BOOK-PAGE: 20220401-0038087

PROPERTY COMMONLY KNOWN AS: 2004 SALEM MASON DR, NASHVILLE, TN 37208

Tennessee Certification of Electronic Document

I, LAUREN STEWART, 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 OCTOBER 6, 2022 (date of document).

Affiant Signature

10/12/2022
Date

State of Ohio

County of Summit

Sworn to and subscribed before me this 12TH day of OCTOBER, 2022.

KELLY S REED
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Notary's Signature

MY COMMISSION EXPIRES: 05.18.25

NOTARY'S SEAL