RECORDING INFO	STATE OF Tennessee) COUNTY OF Robertson)
Karen Johnson Davidson County Batch# 933079 DEEDQC 10/24/2022 12:37:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20221024-0115326	The actual consideration for this transfer is $ 0. Affiant Sworn to and subscribed before me this 25 day of August, 2022. Notary Public My Commission Expires:
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2023

DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for (i) the accuracy of the information contained herein or provided by the parties hereto or (ii) for any consequences or effects of this conveyance, including but not limited to the triggering of any "due-on-sale" clause or the violation of any covenant or obligation of any party hereto. The preparer has not provided any tax advice, including, but not limited to, income or gift tax advice, to any party hereto regarding this conveyance, and the preparer has not filed and will not file any tax returns regarding the same.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Amy Lynn Dropp Walters 7750 Sawyer Brown Rd Nashville, TN 37221	New Owner(s)	128-00-0-102.00

THIS QUITCLAIM DEED is made and effective as of the 25 day of August, 2022 (the "***Effective Date***"), by and between:

PAUL K. WALTERS, AN UNMARRIED MAN ("***Grantor***"); and

AMY LYNN DROPP WALTERS, AN UNMARRIED WOMAN ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quitclaims to Grantee all of Grantor's interest in the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Clunan Heights of record in Plat Book 4300, Page 17, in the Register's Office for Davidson County, Tennessee.

Being a portion of the W. F. Clunan Property recorded in Book 966, Page 580 Register's Office for Davidson County, Tennessee. Beginning at an iron pin in the Easterly right-of-way of Sawyer Brown Road. Said pin being a common point in said right-of-way between Lots Nos. 1 and 2 of said Clunan Heights Subdivision; thence Northerly along a curve in said right-of-way having a radius of 1,457.26 feet a distance of 160.82 feet to a concrete monument, the Northwest corner of W. F. Clunan according to a survey by James L. Murphy, Jr. and Company, dated February 7, 1969; thence with a North boundary of

said property South 81 degrees 01 minutes 20 seconds East 216.05 feet to a concrete monument; thence 87 degrees 30 minutes 00 seconds East 106.82 feet to a concrete monument; thence South 6 degrees 11 minutes 50 seconds West 136.11 feet to an iron pin; thence with the common line between Lots Nos, 1 and 2 South 87 degrees 32 minutes 16 seconds West 303.74 feet to the point of beginning.

Being the same property conveyed to Paul K. Walters and Amy Dropp Walters, husband and wife by Warranty deed from Joy F. Jean of record in Instrument No. 20151028-0109623 Register's Office for Davidson County, Tennessee, dated October 26, 2015 and recorded on October 28, 2015.

The said Amy Dropp Walters is one and same person as Amy Lynn Dropp Walters.

This is improved property commonly known as 7750 Sawyer Brown Rd, Nashville, TN 37221.

This conveyance is being made subject to (i) any applicable taxes; (ii) any applicable zoning and setback requirements; (iii) any applicable general utility, sewer, and drainage easements; (iv) any applicable subdivision and/or condominium declarations, covenants, restrictions, and easements; (iv) all matters of record; and (v) any other matters which may affect the Property, whether or not of record.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Paul K. Walters

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, Paul K. Walters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of August, 2022.

Notary Public

My Commission Expires: _____

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2023

TRUE COPY CERTIFICATION

I, PATTI ROBITAILLE, 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 19, 2022~~ August 25, 2022 (date of document).

Patti Robitaille
Affiant Signature

Date: 10/24/2022

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 24 day of October, 2022.

Gillian B. Kummer
Notary Public

My Commission Expires: September 23, 2026

GILLIAN BUCHANAN KUMMER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY