WHEN RECORDED, RETURN TO:
Wallace Opportunity Investments, LLC
c/o Tyler Wallace
19030 East Ryan Road
Queen Creek, AZ 85142

THIS DOCUMENT PREPARED BY:
Scott L. Potter, Esq.
Arizona Property Law, LLC
1525 S. Higley Road, Suite 104
Gilbert, Arizona 85296

Tax ID No. 081 06 0 217.00

Karen Johnson Davidson County
Batch# 934004 DEEDQC
10/27/2022 08:30:30 AM 5 pgs
Fees: $47.00 Taxes: $0.00
20221027-0116207

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(4).

THIS DEED made and entered into on this 25th day of October 2022, by and between 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, hereinafter referred to as Grantor(s) and WALLACE OPPORTUNITY INVESTMENTS, LLC, a Tennessee limited liability company, located at 19030 East Ryan Road, Queen Creek, AZ 85142 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 October 12, 2022, under Instrument No. 20221012-0111888 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.

TYLER WALLACE

MELANIE WALLACE

STATE OF ARIZONA)
) ss.
County of Maricopa)

Before me, Andrew Daniel, 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 the named Grantor(s) and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Arizona this 10/25/2022 AD day ~~of 10/24/2022.~~

Andrew Daniel
Notary Public

My commission expires: 07/11/2025

Andrew Daniel
Notary Public
Pinal County, Arizona
My Comm. Expires 07-11-25
Commission No. 610350

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.

TYLER WALLACE

MELANIE WALLACE

STATE OF ARIZONA)
) ss.
County of Maricopa)

Subscribed and sworn to before me this ~~day of 10/24/2022~~ 10/25/2022 AD by TYLER WALLACE and MELANIE WALLACE.

Notary Public

My commission expires: 07/11/2025

Andrew Daniel
Notary Public
Pinal County, Arizona
My Comm. Expires 07-11-25
Commission No. 610350

Name and address for person(s) responsible for taxes:
WALLACE OPPORTUNITY INVESTMENTS, LLC
c/o TYLER WALLACE
19030 East Ryan Road
Queen Creek, AZ 85142

Name and address of property owner:
WALLACE OPPORTUNITY INVESTMENTS, LLC
c/o TYLER WALLACE
19030 East Ryan Road
Queen Creek, AZ 85142

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: WALLACE OPPORTUNITY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
GRANTEE: TYLER WALLACE and MELANIE WALLACE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY
DATED: 10/06/2022
RECORDED: 10/12/2022
DOC#/BOOK-PAGE: 20221012-0111888

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, SCOTT L. POTTER, 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 25, 2022.

DATED this 26th day of October 2022

Scott L. Potter

STATE OF ARIZONA)
) ss.
County of Maricopa)

Subscribed and sworn to before me this 26th day of October 2022 by SCOTT L. POTTER.

Notary Public

My commission expires: 03-04-2025

ALEXANDER MADRID
Notary Public - Arizona
Maricopa County
Commission # 608717
My Comm. Expires Mar 4, 2025