Karen Johnson Davidson County
Batch# 957222 DEEDQC
01/03/2023 03:43:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230103-0000402

This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
CAROL ANN WALTON 473 ROCHELLE DRIVE NASHVILLE, TN 37220	SAME	MAP146-16, PARCEL 199

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

AFFIANT

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026

Sworn to and subscribed before me this December 29, 2022.

Rachel Schow
Notary Public
My Commission Expires: 3/3/26

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, CARROL ANN WALTON, JOHN WILLIAM WALTON, IV, and LEAH MARIE WALTON, hereinafter called Grantors, for the express purpose of conveying all of their rights, title and interests in this property, do hereby quitclaim and convey unto CARROL ANN WALTON, an unmarried woman, all of their rights, title and interests in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this December 29, 2022.

BY: Carrol Ann Walton

CARROL ANN WALTON

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

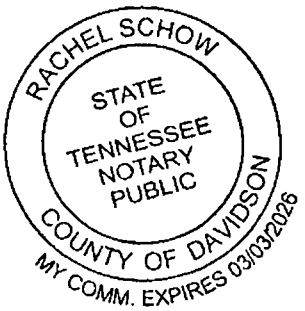
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARROL ANN WALTON whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 29th day of December, 2022.

Rachel Schow

NOTARY PUBLIC

My Commission Expires: 3/3/26



JOHN WILLIAM WALTON, IV

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN WILLIAM WALTON, IV whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 29 day of December, 2022.

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026

Rachel Schow
NOTARY PUBLIC

My Commission Expires: 3/3/26

LEAH MARIE WALTON

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEAH MARIE WALTON whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 29 day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Brentwood Hall Section 5, as of record in Plat Book 2133, page 127, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Carrol Ann Walton, by Quitclaim Deed from Robert W. Roppe, Trustee - 1990 Trust dated June, 2, 1998 of record in Book 10983, Page 240 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to JOHN WILLIAM WALTON, IV and LEAH MARIE WALTON, as joint tenants with right of survivorship from CARROL ANN WALTON, while reserving a life estate for CARROL ANN WALTON, by Quitclaim Deed of record in Instrument No. 20120402-0027899, Register's Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises.

This is improved property known as 473 Rochelle Drive, Nashville, Tennessee 37220.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 December 29, 2022 (date of document).

James M. Adcox III

Signature

December 29, 2022

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of December, 2022.

Rachel Schow

Notary Public

My Commission expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026