This Instrument prepared by: James M Wallace Jr. at 838 W Argyle Ave, Nashville, TN 37203

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that James M Wallace Jr of 838 W Argyle Ave. Nashville TN 37203 (the "Grantor"), on this the 4th day of January, 2023, for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto Nieya Wallace (not married) of 4615 Clarksville Pike, Nashville TN 37218 (the "Grantee") all ownership right, title and interest in and to the following described real estate, to wit located in the county of Davidson, State of Tennessee:

4615 Clarksville Hwy
Nashville, TN 37218

W SIDE HWY 112 AND S OF STEVENS LN

Legal Reference 20180305-0020429

Being all or part of the same property described in the County Register's Deed book 5265, Page 344.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 4 day of January, 2023.

James M. Wallace Jr.

Nieya C. Wallace

Nieya Wallace

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared James Wallace and Nieya Wallace with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that both executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 4 day of January, 2023

SUJANA GONUGUNTLA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/28/2026
WILLIAMSON COUNTY

SUJANA GONUGUNTLA
Notary Public

My commission expires: 02/28/2026

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

James M. Wallace Jr.
Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Subscribed and sworn before me this the 4th day of January 2023

SUJANA GONUGUNTLA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/28/2026
WILLIAMSON COUNTY

SUJANA GONUGUNTLA
Notary Public

My commission expires: 02/28/2026

Mail Tax Bills to: Nieya Wallace - 4615 Clarksville Pike, Nashville, TN 37218

Map & Parcel: 049 00 0 030.00

Karen Johnson Davidson County
Batch# 958905 DEEDQC
01/06/2023 04:26:26 PM 1 pg
Fees: $12.00 Taxes: $0.00

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