This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 968815 DEEDQC
02/08/2023 12:41:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230208-0009235

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Anne B. Wallace, et ux 30 Old Club Court Nashville, TN 37215	Same	092-13-0-458.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **ANNE B. WALLACE**, ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **ANNE B. WALLACE and MARIAN F. HARRISON,** a married couple, as tenants by the entirety, and their successors, heirs and assigns. The real estate is described as follows:

Being Lot No. 132 on the plan of Hortense Place Subdivision, of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 132 fronts 50 feet on the easterly side of 35th Avenue North and runs back between two parallel lines 144 feet on the north and 140 feet on the south of said property to a line in the rear which measures 50 feet, said line being on the margin of an alley.

Being the same property conveyed to Anne B. Wallace by Warranty Deed from Doug Brooks and Lynn Brooks, husband and wife, dated May 29, 2014, as of record in Instrument No. 20140530-0046409, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Affiant _____

Subscribed and sworn to before me this the 6th day of February, 2023.

_____ My Commission Expires: _____
Notary Public

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

This is improved property known as 248 35th Avenue North, Nashville, TN 37209.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 6th day of February, 2023.

_____
ANNE B. WALLACE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE B. WALLACE, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of February, 2023.

_____ My Commission Expires: _____
Notary Public

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026