Karen Johnson Davidson County
Batch# 968815 DEEDQC
02/08/2023 12:41:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230208-0009238

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

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	103 080 03500

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:

Land in Davidson County, Tennessee, being more particularly described as follows:

Land lying in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Plan of West End Annex, as of record in Book 332, page 61, said Register's Office, and more particularly described according to a survey by R. L. Montoya-Land Surveying dated December 18, 1978 as follows:

Beginning at an iron pin in the northerly margin of Murphy Road approximately 120 feet east of the intersection of 44th Avenue North and Murphy Road, said point also being the southeast corner of Floyd J. Sholey property, as of record in Book 4245, page 361, said Register's Office; thence leaving the northerly margin of Murphy Road North 5 deg. 15 min. 23 sec. East 262.07 feet to an iron pin in the southerly margin of an alley, said point also being the northeast corner of the Howard D. Buttrey property as of record in Book 2907, page 39, said Register's Office, thence with the southerly margin of said alley South 80 deg. 49 min. 33 sec. East 60.0 feet to an iron pin, said point being the northwest corner of the Edwin M. Cullum property as of record in Book 2401, page 275, said Register's Office; thence with Cullum's west property line South 5 deg. 13 min. 49 sec. West 256.32 feet to an iron pin in the northerly margin of Murphy Road; thence with the northerly margin of said road North 86 deg. 19 min. 21 sec. West 60.0 feet to the point of beginning.

Being the same property conveyed to Anne B. Wallace by Warranty Deed from Robert M. Zucker and wife, Janet A. Zucker, dated April 9, 2013, as of record in Instrument No. 20130412-0036222, 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.

Notary Public

My Commission Expires:

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

This is improved property known as 4208 Murphy Road, 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.

Notary Public

My Commission Expires:

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