Karen Johnson Davidson County
Batch# 968815 DEEDQC
02/08/2023 12:41:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230208-0009239

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	10308007400

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 Lot No. 1 of C. H. Tritschler's Subdivision of Lots Nos. 347, 348, and 349 on the Plan of West Lawn Subdivision, of record in Book 843, Page 51, said Register's Office.
>
> Said Lot No. 1 fronts 50 feet on the southerly side of Murphy Road and extends back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to Anne B. Wallace, an unmarried woman, by Warranty Deed from CLP Limited Partnership, a corporation dated July 26, 2013, as of record in Instrument No. 20130730-0078964, 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 4305 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