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
20230208-0009240

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	Map 103 08 0 Parcel 038.00

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:

LAND in the 24th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of West End Annex, as of record in Book 332 (erroneously referred to as Book 322 in a prior deed of record), Page 61, and also part of the south half of Block 30 on the Map of Sylvan Park, of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee and described on the mortgage inspection survey, File No. 25255-299 by John Kohl & Company, P.C., dated October 23, 1996, as follows:

BEGINNING at a point on the northerly margin of Murphy Road, formerly Minnesota Avenue, at a point of 55 feet easterly from the easterly margin of 44th Avenue North, formerly 3rd Street; thence, with the northerly margin of Murphy Road, easterly 65 feet; thence, northerly 153 feet to a point in the South line of Mary Marshall's lot, 132 1/2 feet easterly from the easterly margin of 44th Avenue North; thence, westerly with Marshall's southerly line, 65 feet to a point 67 1/2 feet easterly from the easterly margin of said 44th Avenue North; thence, southerly 150 feet more or less, to the point of beginning.

Being the same property conveyed to Anne B. Wallace, an unmarried woman, by Warranty Deed from Lindsey Blair Beckner, an unmarried woman, dated March 26, 2013, as of record in Instrument No. 20130327-0029992, 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.

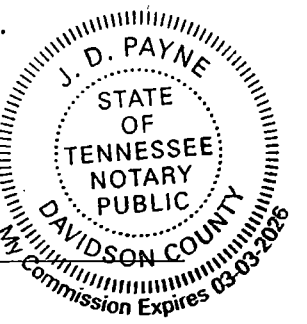
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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



This is improved property known as 4210 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.

_____ My Commission Expires: _____
Notary Public

