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
20230208-0009242

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	103-08-0-043.00

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 Davidson County, Tennessee, being part of Block No. 29 on the Map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 30, 1952, as follows:

Being at a point on the westerly margin of 44th Avenue, North 200.8 feet northerly from the northwest corner of said 44th Avenue, North, and Murphy Road or Minnesota Avenue; thence with the westerly margin of 44th Avenue, North, northwardly 60 feet to the southwest corner of said 44th Avenue North and an alley; thence with the southerly margin of said alley westwardly 150 feet to the easterly margin of another alley; thence with the easterly margin of said last mentioned alley southwardly 60 feet; thence eastwardly 150 feet to the beginning.

Being the same property conveyed to Anne B. Wallace by Warranty Deed from Mildred (NMI) Hines, both as the holder of a Life Estate and as a vested remainderman, and Tommy Hines, a/k/a Clyde T. Hines, as a vested remainderman, as devisees under the Will of Nettie Bruce Hines, and William Thomas Hines, and Michael Thomas Hines, William Gregory Hines, and Lesa Gayle Hines Henry, as the surviving heirs of Fred Hines (a devisee, as vested remainderman, under the Will of Nettie Bruce Hines) and Mildred Pickering Hines (an heir of Fred Hines) of record in Instrument No. 20170531-0053845, 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 Anne B. Wallace

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

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

Notary Public

My Commission Expires: 3-3-2026

This is improved property known as 107 44th 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

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.

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

Notary Public

My Commission Expires: 3-3-2026