This Instrument prepared by:
Elizabeth Ryder Sykes, Esq.
Belcher Sykes Harrington, PLLC
320 Seven Springs Way, Suite 110
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 978182 DEEDQC
03/08/2023 10:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230308-0016639

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Nicole A. Hornal	--Same--	084 14 0 034.00
1010 Brookview Court		
Goodlettsville, TN 37072		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a re-conveyance, I, **NICOLE A. HORNAL, as Trustee of THE WALLER REVOCABLE LIVING TRUST,** by these presents, do hereby quitclaim and convey unto **NICOLE A. HORNAL** and **JOHN SOUTHARD WALLER, JR.**, as tenants in common, their successors, heirs and assigns, all of its right, title and interest in and to the following described property situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 60 on the Plan of Section Two, Donelson Meadows, of record in Book 2133, page 100 and 101, Register's Office for said County.
>
> Said Lot No. 60 fronts 90 feet on the southerly side of Brookview Drive and runs back between lines, 244.5 feet on the westerly line and 214.4 feet on the easterly line to a dead line in the rear on which it measures 94.3 feet.
>
> Being the same property conveyed to Suzanne A. Waller, by Quit Claim Deed from William B. Alderman, of record in Instrument No. 20121228-0119990, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 2157 Brookview Drive, Donelson, Davidson County, Tennessee 37214.
>
> Upon the death of Suzanne A. Waller, her interest in this property vested in The Waller Revocable Living Trust, Nicole A. Hornal, Trustee. The beneficiaries of The Waller Revocable Living Trust are the Decedent's

two children, Nicole A. Hornal and John Southard Waller, Jr. Suzanne Alderman Waller's testate estate was probated in the Chancery Court for Sumner County, Tennessee, Docket No. 21PR-183. An Affidavit of Inheritance is recorded in Instrument No. 20230217-0011810, Register's Office for Davidson County, Tennessee.

Suzanne Alderman Waller and Suzanne A. Waller are one and the same person.

Said property is conveyed subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 23rd day of February, 2023.

GRANTOR:

THE WALLER REVOCABLE LIVING TRUST

Nicole A. Hornal

NICOLE A. HORNAL, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NICOLE A. HORNAL, Trustee of The Waller Revocable Living Trust**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Millersville, Tennessee, on this 23rd day of February, 2023.

Crystal McDougal
NOTARY PUBLIC

My Commission Expires: 10/23/23

CRYSTAL MCDOUGAL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-

Nicole A Pornal
AFFIANT

Sworn to and subscribed before me
this 23rd day of February 2023.

Crystal McDougal
NOTARY PUBLIC

My Commission Expires: 10/23/23

CRYSTAL MCDOUGAL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 23, 2023.

Elizabeth Ryder Sykes

3/8/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of March, 2023.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My Commission Expires: _____