Karen Johnson Davidson County
Batch# 979230 DEEDQC
03/10/2023 10:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230310-0017398

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Eric B. Walker and Cherita C. Walker** ("Grantors"), a married couple, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Eric B. Walker and Cherita C. Walker** (Grantees), a married couple, all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 27, Final Plat, Resubdivision of Lots 25, 27, 28 and 29, Cherry Grove, Phase 1B, as the same appears on survey and plat of record in Instrument No. 20070912-0109554, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric B. Walker, a married man and Cherita C. Walker his wife by Dress Premier Homes Inc., an Ohio Corporation, by Warranty Deed, dated January 19, 2018, recorded January 22, 2018, of record in Instrument No. 20180122-0006258, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric B. Walker, Cherita C. Walker, and Creola Kyles by Eric B. Walker, a married man and Cherita C. Walker, a married woman by Quit Claim Deed, dated May 28, 2021 recorded May 28, 2021, of record in Instrument No. 20210528-0072301, Register's Office for Davidson County, Tennessee.

Creola Kyles having deceased on or about March 11, 2022, leaving Eric B. Walker and Cherita C. Walker as the surviving tenants by entirety.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 9th day of **March, 2023.**

Eric B. Walker

Cherita C. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Eric B. Walker** and **Cherita C. Walker** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of **March, 2023.**

NOTARY PUBLIC

JOSEPHINA SANCHEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: Sept. 7 2026

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 9th day of **March, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 7, 2026

JOSEPHINA SANCHEZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

PROPERTY ADDRESS:	**605 Cherry Grove Pt. Whites Creek, TN 37189**
TAX PARCEL NO.:	049010B02000CO
PROPERTY OWNERS:	**Eric B. Walker and Cherita C. Walker**
OWNER'S ADDRESS:	**605 Cherry Grove Pt. Whites Creek, TN 37189**
MAIL TAX BILLS TO:	**New Owners**

Certificate of Authenticity

I, Holly A. Mason, 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 March 9, 2023.

Affiant Signature

3/9/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of March, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026