This instrument was prepared by
FOREMAN WATSON HOLTREY, LLP
101 SE Parkway Court, Suite 220
Franklin, TN 37064

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi)

Karen Johnson Davidson County
Batch# 999627 DEEDQC
05/04/2023 01 38 49 PM 2 pgs
Fees $12 00 Taxes $0 00
20230504-0033266

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold Foreman Watson Holtrey, LLP, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
Taylor A. Wallace, Trustee Audra B Wallace, Trustee Wallace Living Trust dated May 1, 2023 327 Gaywood Drive Nashville, TN 37211	Capstar Bank 2002 Richard Jones Rd., #300A Nashville, TN 37215	-147-01-208.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Taylor Wallace**, who is one and the same as Taylor A Wallace, and **Audra Wallace**, who is one and the same as Audra B. Wallace, husband and wife, as tenants by the entirety, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto **Taylor A. Wallace and Audra B. Wallace, Trustees, or their successors in interest of the Wallace Living Trust, dated May 1, 2023, and any amendments thereto,** all of our right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 298 on the Plan of Caldwell Hall, Section Two, of record in Plat Book 2900, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Taylor Wallace and Audra Wallace, husband and wife, by Warranty Deed of record from Elizabeth A. Steffanick and Adam Steffanick, wife and husband, in Instrument No. 20210707-0091367, Register's Office for Davidson County, Tennessee.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as: 327 Gaywood Drive, Nashville, TN 37211.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenancy by the entirety, despite its conveyance to our revocable trust.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse

WITNESS our hands this 1st day of May, 2023.

Taylor Wallace

Audra Wallace

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Taylor Wallace and Audra Wallace, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 1st day of May, 2023.

Matthew Faulk, Notary Public
My Commission Expires: February 23, 2025

