Karen Johnson Davidson County
Batch# 1028969 DEEDQC
07/20/2023 02:06:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230720-0056059

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Title Pronto 5200 Park Rd Ste 101 Charlotte, NC 28209	Bart G. Wallace and Amanda L. Wallace 6613 Rolling Fork Dr. Nashville, TN 37205

Order Number: TPT-105823TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Bart G. Wallace and Amanda L. Wallace, Husband and Wife, and Kathy Neal, a married woman,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Bart G. Wallace and Amanda L. Wallace, Husband and Wife,** whose address is 6613 Rolling Fork Dr , Nashville, TN 37205, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Beginning on the southerly margin of Rolling Fork Drive at a corner of Lot Nos 896 and 897, thence with the line between said two lots southwardly 723.9 feet; thence South 35 deg. 36 min West 9.3 feet; thence North 52 deg. 30 min West 127 feet; thence North 60 deg. 05 min West 60 feet; thence South 75 deg. 38 min West 71.5 feet to the corner of Lots 895 and 896; thence with the line between said two lots northwardly 604.5 feet to the southerly margin of Rolling Fork Drive; thence with said drive eastwardly 47.3 feet to a concrete monument and continuing in the same direction 24.9 feet in all 72.2 feet to the beginning.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 129 05 0 025.00
Street address of property: 6613 Rolling Fork Dr., Nashville, TN 37205

Prior Instrument Reference by which Grantor(s) acquired title: Instrument: 20160826-0089423 in the Register's Office, Davidson County, Tennessee.

Signed this 14 day of July, 2023

Signature of Grantors (1 and 2 of 3):

Bart G. Wallace

Amanda L. Wallace

Amanda L. Wallace

STATE OF Kentucky, COUNTY OF Powell, SS:

BE IT REMEMBERED That on this 14th day of July, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Bart G. Wallace And Amanda L. Wallace known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Rebecca Peyyala
Notary Public

REBECCA PEYYALA
COMM EXPIRES
04/14/2025
NOTARY
PUBLIC
ID # KYNP49045
STATE AT LARGE, KENTUCKY

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Signed this 14th day of July, 2023.

Signature of Grantors (1 and 2 of 3):

Bart G. Wallace

Amanda L. Wallace

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 14th day of July, 2023, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Bart G. Wallace And Amanda L. Wallace known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

MICHELLE MATTHEWS-DAVIS
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN

My Commission Expires
May 7, 2024

By signing below, the grantor is confirming that this property is not and has not ever served as the homestead property for Kathy Neal or her spouse.

Signed this 14th day of July, 2023

Signature of Grantor (3 of 3):

Kathy Neal

Kathy Neal

STATE OF Kentucky, COUNTY OF Powell, SS:

BE IT REMEMBERED That on this 14th day of July, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Kathy Neal known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Rebecca Peyyala
Notary Public

REBECCA PEYYALA
COMM EXPIRES
04/14/2026
NOTARY
PUBLIC
ID # KYNP49045
STATE AT LARGE, KENTUCKY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 129 05 0 025.00
Street address of property: 6613 Rolling Fork Dr., Nashville, TN 37205

Oath of Consideration

I or we, Barth Gilliland, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $0.

Signed this 14th day of July, 2023.

Signatures of Affiant(s):

Barth Gilliland

Sworn and subscribed before me this 14th day of July, 2023

Michelle Matthews Davis
Notary Public

MICHELLE MATTHEWS DAVIS
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN.
My Commission Expires May 7, 2024

Tennessee Certification of Electronic Document

I, Candice Weyant, 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 7-14-23 (date of document).

Candice Weyant
Affiant Signature

7-20-23
Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 20 day of July, 2023.

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

Amanda Simpson
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL