Karen Joh... [illegible] County
Batch# 1035497 DEEDQC
08/07/2023 01:05:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230807-0060983

THIS DOCUMENT PREPARED BY:
Ellis H. Marshall, III
MARSHALL & ASSOCIATES, PLLC.
10574 Lebanon Rd.
Mt. Juliet, TN 37122
(615) 885-4335

FROM: **JESSICA LYNN WALLACE**

TO: **PHILIP A. WALLACE**

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
PHILIP A. WALLACE 3943 Moss Rose Drive Nashville, TN 37216	PHILIP A. WALLACE 3943 Moss Rose Drive Nashville, TN 37216	Map: 073 Parcel: 240.00

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

The actual consideration for this transfer is $0.00.

Jessica Lynn Wallace
JESSICA LYNN WALLACE, Grantor/Affiant.

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **JESSICA LYNN WALLACE**, Grantor/Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be **JESSICA LYNN WALLACE**, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 4th day of May, 2023.

Lindsey Lawrence
NOTARY PUBLIC
My Commission Expires: 11/6/23

LINDSEY LEIGH LAWRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS DOCUMENT PREPARED BY:
Ellis H. Marshall, III
MARSHALL & ASSOCIATES, PLLC.
10574 Lebanon Rd.
Mt. Juliet, TN 37122
(615) 885-4335

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **PHILIP A. WALLACE**, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JESSICA LYNN WALLACE**, Grantor, does hereby quitclaim, transfer and convey to **PHILIP A. WALLACE** all interest, right and ownership she may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A.**

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 4 day of May, 2023.

Jessica Lynn Wallace
JESSICA LYNN WALLACE, Grantor/Affiant.

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **JESSICA LYNN WALLACE**, Grantor/Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be **JESSICA LYNN WALLACE**, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 4th day of May, 2023.

Lindsey Lawrence
NOTARY PUBLIC
My Commission Expires: 11/6/23



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EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot. No. 17 on the Plan of Moss Rose Heights Subdivision, Section II, extended of record in Book 1424, Page 109, 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 Marilyn L. Wolven by Warranty deed from Margaret E. Darden of record in Book 4598, page 538, Register's Office for Davidson County, Tennessee, dated April 28, 1972 and recorded on May 05, 1972.

Said Marilyn L. Wolven is deceased.

Being the same property conveyed to Linda C. Primm by Linda C. Primm, heir of the estate of Marilyn L. Wolven by Quitclaim Deed dated November 24, 2020, said Register's Office.

Being the same property conveyed to Jessica Wallace and Philip A. Wallace, Wife and Husband, from Linda C. Primm by Warranty Deed dated November 24, 2020 and recorded in Instrument Number 20201209-0143961 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3943 Moss Rose Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

The is improved property known as: 3943 Moss Rose Drive, Nashville, Tennessee 37216.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.