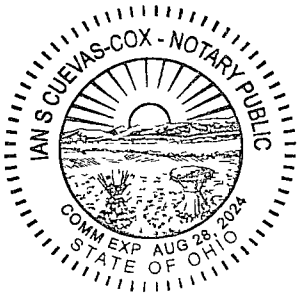
Karen Johnson Davidson County
Batch# 1052895 **DEEDQC**
09/22/2023 09 17 51 AM 2 pgs
Fees $12 00 Taxes $0 00

20230922-0074529

 (Notary Stamp)	STATE OF Ohio COUNTY OF Delaware The actual consideration or value for this transfer is $-0- Joseph W Walden Affiant Subscribed and sworn to before me, this 20 day of 9, 2023. Notary Public My commission expires 08/28/2024

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
174 Saundersville Rd Ste 102, Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Joseph W. Walden, Trustee of the Joseph W. Walden Trust dated September 20, 2023	**New Owner**	**105-05-0B-004.00-CO**
9107 Moors Place North		
Dublin, OH 43017		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10 00), the receipt of which is hereby acknowledged, we, **Joseph W. Walden, Trustee of the Joseph W. Walden Trust dated November 3, 2010** (hereinafter the "Grantor"), hereby quitclaim and convey to **Joseph W. Walden, Trustee of the Joseph W. Walden Trust dated September 20, 2023** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that we have in and to the following real property located in **Davidson** County, Tennessee, being further described as follows, to wit

A certain townhome located in Davidson County, Tennessee, being Unit No D of Edgehill Townhomes, A Townhouse Planned Unit Development (Horizontal Property Regime With Private Elements), established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Protective Covenants Conditions and Restrictions establishing Edgehill Townhomes of record in Instrument Number 20100405-0025347, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Declaration

Being the same property conveyed to Joseph Walden, married man, sole and separate, by Warranty Deed from Emily S Reisenbichler, unmarried, of record as Instrument No 20171019-0107298 in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Joseph W Walden , Trustee of the Joseph W Walden Trust dated November 3, 2010 by Quitclaim Deed from Joseph Walden, of record as Instrument No 20171024-0109171 in the Register's Office for Davidson County, Tennessee

BEING also known as **1707 B 14th Avenue, South, Nashville, TN 37212.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property

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

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever

IN WITNESS WHEROF I have hereunto set my hand this 20 day of 9, 2023

Joseph W Walden

Joseph W. Walden - Trustee

STATE OF Ohio
COUNTY OF Delaware

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joseph W. Walden**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Joseph W. Walden Trust dated November 3, 2010 Trust**, and is authorized by the trust document to execute this instrument on its behalf

WITNESS my hand and official seal this 20 day of 9, 2023

Notary Public
My Commission Expires 08/28/2024

