Karen Johnson Davidson County
Batch# 1054851 DEEDQC
09/27/2023 04:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230927-0075995

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Don G. Walker, Jr., Trustee, Affiant Subscribed and sworn to before me, this 25th day of September, 2023. Notary Public OF TENNESSEE My Commission Expires:

ALICE M BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Don G. Walker, Jr. and/or Cynthia H. Walker, Trustees 715 29th Ave N Nashville, TN 37209	5825 Fredricksburg Drive Nashville, TN 37215	092 06 0 331.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Don G. Walker, Jr. and wife, Cynthia H. Walker**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real

property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Don G. Walker, Jr. and/or Cynthia H. Walker, Trustees of the Cynthia & Greg Walker Living Trust, established by the Revocable Trust Agreement of Don G. Walker, Jr. and Cynthia H. Walker dated September XXX, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 25th day of September, 2023.

Don G. Walker, Jr.

Cynthia H. Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Don G. Walker, Jr. and Cynthia H. Walker, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of September, 2023.

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land lying in the Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 51 on the Plan of L.C.Thuss' Subdivision of Part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for Davidson County, Tennessee. Said lot No. 51 fronts 40 feet on the westerly side of 29th Avenue North, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Don G. Walker and wife, Cynthia H. Walker, by deed dated February 21, 2008, from Bruce T. Bodor, Trustee of The Twenty Ninth Ave North Trust of record in Instrument No. 20080227-0019291, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Don G. Walker, Jr. and Don G. Walker are one and the same person.

This is improved property known as 715 29th Avenue North, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 9/25/23.

9/25/23
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of September, 2023.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

