Karen Johnson Davidson County
Batch# 1054853 DEEDQC
09/27/2023 04:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230927-0075998

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & 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 18th day of September, 2023. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Don G. Walker, Jr. and/or Cynthia H. Walker, Trustees 5825 Fredricksburg Drive Nashville, TN 37215	SAME	145 06 0 033.00

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 25, 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 18th 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 18th day of September, 2023.

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2026

Notary Public

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Tyne Valley Estates Section 4, as of record in Plat Book 3600, page 10, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Don G. Walker and wife, Cynthia H. Walker, by deed dated June 27, 2001 from Gale Brooks Laning, Jr. and wife, Robin L. Laning, of record in Instrument No. 20010628-0068601, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and 2) All matters appearing on the Plan of record in Plat Book 3600, page 10, said Register's Office.

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

This is improved property known as 5825 Fredricksburg Drive, Nashville, Tennessee 37215.

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 9/18/23.

9/18/23
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of September, 2023.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

