Karen Johnson Davidson County
Batch# 1074451 DEEDQC
11/22/2023 10:03:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231122-0090902

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF Tenn COUNTY OF Davi The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2023. Notary Public My Commission Expires: 5/7/2024 RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Mary F. Walton and Aubrey D. Walton 918 Pocahontas Drive Fort Walton Beach, FL 32547	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 081-03-0-357.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Mary F. Walton, Trustee, or her sucessor in Trust under The Mary F. Walton Trust, dated September 22, 2005** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Mary F. Walton and Aubrey D. Walton, an unmarried woman, joint tenants with right of survivorship**, their heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, as shown on the map entitled Kellow Acres, of record in Book 3842, page 101 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 Mary F. Walton, Trustee, or her sucessor in Trust under The Mary F. Walton Trust, dated September 22, 2005 by Warranty Deed from Zachary A. Joseph, unmarried, dated September 20, 2023 and recorded on September 29, 2023 in Instrument No. 20230929-0076574, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **2310 11th Avenue North, Nashville, TN 37208.**

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of

a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of November, 2023.

The Mary F. Walton Trust, dated September 22, 2005

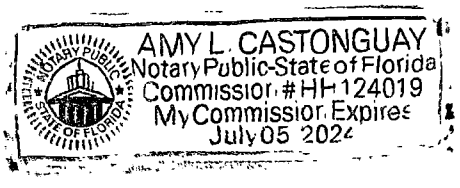
Mary F. Walton

Mary F. Walton, Trustee

STATE OF Florida)
COUNTY OF Okaloosa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary F. Walton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Mary F. Walton Trust, dated September 22, 2005, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 17 day of November, 2023.



Amy L. Castonguay
Notary Public

My Commission Expires: July 5, 2024