Prepared By: Ashley Shoemaker Walter
517 Elgin St
Nashville, TN 37211

Map 138-01
Parcel 252

Karen Johnson Davidson County
Batch# 1074601 DEEDQC
11/22/2023 01:46:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231122-0091132

QUITCLAIM DEED

THIS INDENTURE, made as of this 18 day of November, 2023 between

Cody Aaron Walter of Benton County, Arkansas, Grantor (hereinafter referred to as "Grantor")

and

Ashley Shoemaker Walter, Grantee (hereinafter referred to as "Grantee")

WITNESSETH:

That the said Grantor does hereby QUITCLAIM all of his right, title and interest unto the Grantee in the following described premises, located at 517 Elgin St. Nashville, TN 37211, Nashville, Tennessee, to-wit:

SITUATED in Davidson County, Tennessee, being Lot No. 168 on the Map of Sunrise Heights, Second Plan, of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee

BEING the same property conveyed to Ashley Walter and Cody Walter by Warranty Deed from Rachel Tucker and McKendree Tucker IV, by deed dated June 16, 2020, in Instrument No. 20200616-0062301, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO applicable restrictions, building set-back lines, existing easements, and to all conditions as shown on the recorded map.

And all the estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein.

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

IN WITNESS WHEREOF, the said Grantor hereunder has caused this instrument to be executed as of the day and year first above written.

Cody Walter

STATE OF ARKANSAS
COUNTY OF BENTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cody Aaron Walter, the within named bargainor, with whom I am personally acquainted (or

proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of November 2023.

Angie Torres
Notary Public

ANGIE TORRES
Notary Public-Arkansas
Benton County
My Commission Expires 03-01-2032
Commission # 12718074

My Commission Expires: 03·01·2032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm this transfer.

Sworn to and subscribed before me, this 22nd day of November 2023.

Ashley Shoemaker Walter
Affiant

Erica Russell Runnels
Notary Public

My Commission Expires: 5/7/24

ERICA RUNNELS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 5/7/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Ashley Shoemaker Walter, Affiant
Subscribed and sworn before me this the
22 Day of November, 2023.
Brandi Warren, Deputy Register

New Owner: Ashley Shoemaker Walter
517 Elgin St
Nashville, TN
37211

Send Tax Bills: Ashley Shoemaker Walter
517 Elgin St
Nashville, TN
37211