Karen Johnson Davidson County
Batch# 1101063 DEEDQC
02/14/2024 11:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240214-0010301

This instrument prepared by: (jca)
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Corey Timar Walker	(NAME) SAME AS NEW OWNER	175-02-0B-226.00-CO
(STREET ADDRESS) 1604 Sprucedale Drive		
(CITY) Nashville (STATE) TN (ZIP) 37013	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Corey Timar Walker, an unmarried man,** Grantor, does hereby quitclaim and convey unto **Corey Timar Walker, an unmarried man**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in the First Civil District of Davidson County, Tennessee, being Unit 30, as shown on Exhibit B to the Supplemental Declaration of Covenants Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No. 20130322-0028759, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Corey Timar Walker, a single man, and Patrick E. Henry, a single man, from Corey Timar Walker, a single man, by Quitclaim Deed dated July 10, 2017, filed of record on July 20, 2017, in Instrument No. 20170720-0073232, Register's Office for Davidson County, Tennessee.

The said Patrick E. Henry having since died on January 17, 2024, leaving title vested in Corey Timar Walker.

Property is commonly known as:1604 Sprucedale Drive, Nashville, TN 37013

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer is $-0-

Subscribed and sworn to before me this the 13th day of February, 2024.

Affiant

My commission expires: 6/24/2025 (Affix Seal)

Notary Public

Witness my hand this 13th day of February, 2024.

Corey Timar Walker

KAYLA HOLDER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Y: wp/misc re client docs/Corey Walker.qc

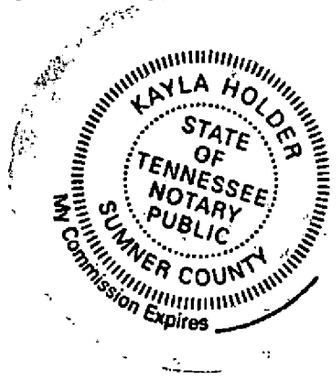
202402140010301

STATE OF TENNESSEE
COUNTY OF Sumner

On this 13th day of February, 2024, before me personally appeared Corey Timar Walker, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

WITNESS my hand and official seal of office, this 13th day of February, 2024.

Kayla Holder
Notary Public
My Commission Expires: 6/24/2025



Y: wp/misc re client docs/Corey Walker.qc

202402140010301

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 2/13/24 (date of document).

Affiant Signature

2/13/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY