QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

LB-QCD-23-936

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Walker Joint Revocable Trust	**New Owner**	
(NAME) **936 Percy Warner Boulevard**	(NAME)	**12912008500**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY). (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **A. T. WALKER, JR. AND WIFE, ELIZABETH ANN WALKER,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **AARON T. WALKER AND ELIZABETH ANN WALKER, CO-TRUSTEES TO THE WALKER JOINT REVOCABLE TRUST DATED NOVEMBER 8, 2023** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 89 on the Plan of Section I, Warner Park Valley, of record in Book 3600, Pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 89 fronts 101.37 feet on the east side of Percy Warner Boulevard and extends back between Lines 150 feet to the west right of way line of the L & N Railroad on which it measures 98.63 feet.

Being the same property conveyed to A. T. Walker, Jr. and wife, Elizabeth Ann Walker, by Warranty Deed from Murphree Realty Company, dated January 22nd, 1965, recorded on February 1, 1965, of record in Book 3856, Page 1, of the Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **936 Percy Warner Boulevard, Nashville, Tennessee 37205**.

Karen Johnson Davidson County
Batch # 1108955 **DEEDQC**
03/08/2024 10:56:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20240308-0016254

Witness my/our hand(s) this the 5th day of March, 2024.

A. T. Walker, Jr.

Elizabeth Ann Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. T. WALKER, JR., 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of March, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH ANN WALKER, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of March, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON