Karen Johnson
Batch # 1109069
03/08/2024 02:32:42 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240308-0016405

Send Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information
supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Sarah R. Wallace, Trustee Sarah R. Wallace Living Trust dtd 2/29/2024 3708 Colonial Heritage Drive Nashville, TN 37217	Same	136 – C 81.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Sarah Rene Wallace, unmarried ("Grantor")** this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Sarah R. Wallace**, as Trustee of the Sarah R. Wallace Living Trust dtd 2/29/2024 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Unit No. 31, Lot 16 on the Plan of Heritage Village of Priest Lake Park, Section 2, of record in Plat Book 5200, page 106, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description.

Being the same property conveyed to April D. Vanburen by deed from Nancy J. Ray Brock and husband, Kurt Brock of record in Instrument no, 20000718-0070621, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah Rene Wallace, unmarried, from April D. Vanburen, unmarried, by Warranty Deed recorded July 24, 2006, as instrument number 20060724-0088953, in the Register's Office for Davidson County, Tennessee.

This is improved property known as ***3708 Colonial Heritage Drive, Nashville, TN 37217.***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **1st** day of **MARCH**, **2024**.

Sarah Rene Wallace, Grantor

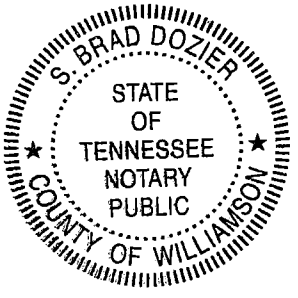
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Sarah Rene Wallace, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **1st** day of **MARCH**, **2024**.

Notary Public

My Commission Expires: 8/15/2024



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Sarah R. Wallace, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **1st** day of **MARCH**, **2024**.

Notary Public

My Commission Expires: 8/15/2024

