Karen Johnson Davidson County
Batch # 1109069 DEEDQC
03/08/2024 02:32:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240308-0016406

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:
Sarah R. Wallace, Trustee
Sarah R. Wallace Living Trust dtd 2/29/2024
3708 Colonial Heritage Drive
Nashville, TN 37217

Send Tax Bills To:
Same

Map and Parcel No.
149 04 0 241.00

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, **Tina L. True, unmarried and Sarah R. 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 Lot 616 on the Plan of Edge O Lake, Section 13 as of record in Book 4175, page 33, in the Register's Office for Davidson County Tennessee. Said Lot No. 616 fronts 80 feet on the southeasterly side of Sailboat Drive and extends back 148.01 feet on the northeasterly line and 158.39 feet on the southwesterly line, to a deadline in the rear on which is measures 116.67 feet.

Being the same property conveyed to Bernard D. Wallace and wife, Mary Alice Wallace by deed from James C. Harper, Jr. and wife Marion Lee Harper of record in Deed Book 4506, Page 548, in in the Register's Office for Davidson County Tennessee. Mary Alice Wallace received this property as a sole owner in a final Divorce Decree dated October 13, 1983 of record in Deed Book 6217, Page 34 in the Register's Office for Davidson County Tennessee. Mary Alice Wallace and Mary Alice Paddack are one in the same person.

Being the same property conveyed to Tina L. True, unmarried and Sarah R. Wallace, unmarried, from Mary Alice Paddack, unmarried by Quitclaim deed recorded June 5, 2009, of record as Instrument Number 20090605-0052261, in the Register's Office for Davidson County, Tennessee.

This is improved property known as ***224 Sailboat 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.

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

Tina L. True, Grantor

Sarah R. 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 Tina L. True and Sarah R. 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: 8/18/2024

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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: 8/18/2024

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON