This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 1123913 DEEDQC
04/17/2024 12:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240417-0027464

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
JESSICA ANN WALKER, TRUSTEE JESSICA ANN WALKER REVOCABLE LIVING TRUST DATED MARCH 19, 2024 6409 HOLLY TRACE COURT NASHVILLE, TN 37221	CHASE ATTN: TAX DEPARTMENT P.O. BOX 9218 COPPELL, TX 75019-9236	155-16-0A-397.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

AFFIANT

Sworn to and subscribed before me this 4/17/24, 2024.

Notary Public
My Commission Expires: 3/18/28

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, JESSICA WALKER, who is one and the same as JESSICA ANN WALKER, unmarried, hereinafter called Grantor, for the express purpose of conveying all of her rights, title and interests in this property, do hereby quitclaim and convey unto JESSICA ANN WALKER, Trustee of the JESSICA ANN WALKER REVOCABLE LIVING TRUST, dated March 19, 2024, all of her rights, title and interests in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this March 19, 2024.

BY: _____
JESSICA WALKER

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JESSICA WALKER, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 19th day of March, 2024.

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 1/26/2025

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Being Lot 345 on the plan of Traceside, Section Eleven of record in Instrument Number 20000922-0094253, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to JESSICA WALKER, unmarried, by Quitclaim Deed of record from THOMAS A. CHRISTOPHER, unmarried, in Instrument No. 20191218-0130440, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises.

This is improved property known as 6409 Holly Trace Court, Nashville, Tennessee 37221.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 April 17, 2024 (date of document).

Signature

4/17/24
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17 day of April, 2024.

Matthew Sholar
Notary Public
My Commission expires: 3-18-28

