QUITCLAIM DEED

Karen Johnson
Batch # 1124904
04/19/2024 11:09:58 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240419-0028178

AJ-QCD-24-1606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Dorothy E. Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 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

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elaine Wallace and Larry Wallace	**New Owners**	**07111003400**
(NAME)	(NAME)	
1606 Meridian Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ELAINE WALLACE AND LARRY WALLACE ("GRANTORS")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

ELAINE WALLACE AND LARRY WALLACE, WIFE AND HUSBAND ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 3 ON THE MAP OF THE RE-SUBDIVISION OF I.D. LUTON ADDITION ON MERIDIAN STREET, AS RECORDED IN BOOK 974, PAGE 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MILDRED HAMBRICK, ELAINE WALLACE, AND LARRY WALLACE, BY QUITCLAIM DEED, FROM MILDRED HAMBRICK, OF RECORD IN INSTRUMENT NO. 20100824-0066995, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MILDRED HAMBRICK HAVING DIED MARCH 23, 2013, TITLE VESTED BY OPERATION OF LAW IN ELAINE WALLACE AND LARRY WALLACE AS THE SURVIVING TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1606 Meridian Street, Nashville, TN, 37207.**

Witness our hands this the 11th day of April, 2024.

Elaine Wallace
ELAINE WALLACE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELAINE WALLACE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained.

Witness my hand and official seal, this the 11th day of April, 2024.

Notary Public

My Commission Expires:

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

Larry Wallace
LARRY WALLACE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY WALLACE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained.

Witness my hand and official seal, this the 11th day of April, 2024.

Notary Public

My Commission Expires: 09.07.2026

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