REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch # 1156589 DEEDQC
07/11/2024 11:25:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240711-0052004

LAURA L SOCCORSO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/08/2026
DAVIDSON COUNTY

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

Richard W. Wall + Renee M Wall
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 9th DAY OF May, 2024.

Laura L Soccorso
NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Richard W. Wall and Renee M. Wall
516 Bellmore Place
Nashville, TN 37209

NEW OWNER:
Richard W. Wall and Renee M. Wall
516 Bellmore Place
Nashville, TN 37209

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 9th day of May, 2024 between RICHARD WILLIAM WALL AND RENEE MARTENS WALL, TRUSTEES, AND THEIR SUCCESSORS IN TRUST, OF THE RICHARD WILLIAM WALL AND RENEE MARTENS WALL REVOCABLE LIVING TRUST (hereinafter referred to as "GRANTOR") and RICHARD W. WALL AND RENEE M. WALL (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, Being Lot No. 6 on the revised plan of Bellmore Place, of Record in Book 6200, Page 808, Register's Office for said County, to which revised plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard William Wall and wife Renee M. Wall from Imperial Corp., a Tennessee Corporation by Warranty Deed dated June 2, 1994 and recorded on June 3, 1994 in Book 9368, Page 263, Register's Office for Davidson, County, Tennessee.

Further being the same property conveyed to Richard William Wall and Renee Martens Wall, Trustees, and their successors in trust, of The Richard William Wall and Renee Martens Wall Revocable Living Trust from Richard William Wall and wife Renee M. Wall by Quitclaim Deed dated September 1, 2015 and recorded on September 10, 2015 in Instrument No. 20150910-0091969, Register's Office for Davidson, County, Tennessee.

TAX PARCEL # 103 02 0B 006.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 516 Bellmore Place, Nashville, TN 37209.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Richard William Wall and Renee Martens Wall,
Trustees of The Richard William Wall and
Renee Martens Wall Revocable Living Trust

BY: Richard William Wall

Richard William Wall

BY: Renee Martens Wall

Renee Martens Wall

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Richard William Wall and Renee Martens Wall, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Trustee of The Richard William Wall and Renee Martens Wall Revocable Living Trust, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the trust by him or herself as such trustee. Witness my hand and seal at office in the aforesaid state and county this 9th day of May, 2024.

SEAL

Laura L Soccorso
NOTARY PUBLIC
COMMISSION EXPIRES: 3/8/2028

LAURA L SOCCORSO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/08/2028
DAVIDSON COUNTY