Karen Johnson
Batch # 1182398
09/17/2024 10:26:59 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240917-0071832

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** No Title Search was performed in the preparation of this Quitclaim Deed	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 16th day of September, 2024. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

QUITCLAIM DEED

Address New Owner: Michael Lee Walker 4101 Meadow Hill Drive Nashville, TN 37218	Send Tax Bills To: New Owner	Tax Information: 059-09-0-149.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Brandie Rochelle Walker and Michael Lee Walker, wife and husband,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Michael Lee Walker, a married man,** his heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Section 5, Haynes Estates of record in Plat Book 4300, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandie Rochelle Walker and Michael Lee Walker, wife and husband, by Warranty Deed from Opendoor Property J LLC, a Delaware limited liability company, of record in Instrument No. 20191115-0118123, Register's Office of Davidson County, Tennessee, dated November 1, 2019, and recorded on November 15, 2019.

This instrument is executed in conjunction with Marital Dissolution Agreement of record in Case No. 24D1077, The Circuit Court of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. However, this conveyance is made without the benefit of a title search.

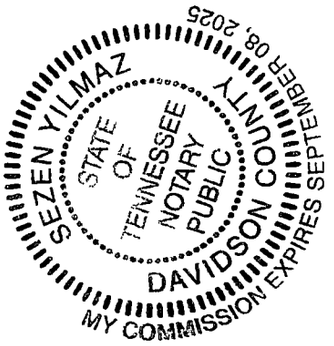
IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September 2024.

Brandie Rochelle Walker
Brandie Rochelle Walker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Brandie Rochelle Walker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of September 2024.



Notary Public
My Commission Expires: _____

Michael Lee Walker
Michael Lee Walker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Michael Lee Walker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of September 2024.



Notary Public
My Commission Expires: _____