Karen Johnson Davidson County
Batch# 1198839 DEEDQC
10/30/2024 02:56:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20241030-0083733

File No: TN-2409-025907-RF

After Recording, Send to:
DWAYNE ALLAN WALKER
501 Canton Pass
Madison, TN 37115

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
DWAYNE ALLAN WALKER, 501 Canton Pass, Madison, TN 37115

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 053-05-0-010.00

QUITCLAIM DEED

Dwayne Allan Walker AKA Dwayne A. Walker, an unmarried man and **William Walker,** an unmarried man, ("Grantor"), of **501 Canton Pass, Madison, TN 37115**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Dwayne Allan Walker,** an unmarried man, ("Grantee"), whose tax mailing address is **501 Canton Pass, Madison, TN 37115,** with quitclaim covenants, their interest in the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Sequoia Valley, Section 3, as of record in Book 4460, Page 83, Register's Office for said

County, to which plan reference is here made for a more complete description of said lot.

Being that property conveyed from William A. Jennings, Jr. and wife, Sandra D. Jennings to Dwayne A. Walker, an unmarried man and William Walker, an unmarried man, his/her/their heirs and as by Warranty Deed recorded December 29, 2023 as Instrument Number 20231229-0100283 in the Official County Records.

APN: 053-05-0-010.00

Property Address is: 501 Canton Pass, Madison, TN 37115

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 23rd October, 2024:

Dwayne Allan Walker

Dwayne Allan Walker AKA
Dwayne A. Walker

Signed in counterpart

William Walker

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Dwayne Allan Walker** ~~and **William Walker**~~ ing; personally known to me, or has produced Drivers licenses, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23rd day of October, 2024.



Notary Public
My Commission Expires
May 5, 2025

Executed by the undersigned on 28 October, 2024:

Signed in counterpart
Dwayne Allan Walker AKA
Dwayne A. Walker

William Walker
William Walker

STATE OF Arkansas
COUNTY OF Garland

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ~~**Dwayne Allan Walker**~~ and **William Walker**, personally known to me, or has produced Arkansas Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28 day of October 2024.

Notary Public

STATE OF TN.
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Affiant

Subscribed and sworn to before me on this the 23rd day of October, 2024.

Notary Public

My Commission Expires: My Commission Expires May 5, 2025

SEAL

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-5-2025

Tennessee Certification of Electronic Document

I, MAILY DINH 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 10/23/2024 (date of document).

Affiant Signature

10/29/2024
Date

State of California

County of Orange

Sworn to and subscribed before me this 29th day of OCT, 2024.

ABIGAIL SERNA
COMM. # 2419407
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4. 2026

A. Serna
Notary's Signature

MY COMMISSION EXPIRES: Oct 4. 2026

NOTARY'S SEAL