Karen Johnson
Batch # 1203318
11/12/2024 01:53:48 PM
Fees: $37.00 Taxes: $0.00
Davidson County
DEEDQC
7 pgs
20241112-0087886

Prepared By:

Tyler Walkey

101 Portland Courtyard APT 150

Portland, TN 37148

After Recording Return To:

2436 Eastland LLC

101 Portland Courtyard APT 150

Portland, Tennessee 37148

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On November 04, 2024 THE GRANTOR(S),

Tyler Walkey ("Grantor"), a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

2436 Eastland LLC, ("Grantee") Tyler Walkey, Owner, residing at 101 Portland Courtyard Rd APT 150, Portland, Sumner County, Tennessee 37148

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

The legal description is:

BEING Lot No. 211 on the Plan of Section Four, Eastland Acres, of record in book 2331, page 94, Register's Office for said County, to which plan reference is here made for a more complete and accurate description of said lot.

Prior instrument reference: Book 2331, Page 94 (instrument #20220125-0009118).

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 08312009800

Mail Tax Statements To:

2436 Eastland LLC

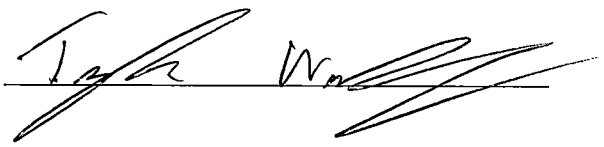
101 Portland Courtyard APT 150

Portland, Tennessee 37148

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 11-12-2024



Tyler Walkey

101 Portland Courtyard APT 150

Portland, Tennessee, 37148

STATE OF TENNESSEE, COUNTY OF SUMNER, ss:

On this 12 day of November, 2024 before me personally appeared Tyler Walkey, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Marcia L Anthony
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Notary Public

Sumner

Title (and Rank)

My commission expires 5/24/28

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Affiant's Name: Tyler Walkey

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00 .

Marcia L Anthony
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Affiant

Subscribed and sworn before me, this 12 day of November, 2024.

Notary