Karen Johnson
Batch # 1208576
11/26/2024 12 15 10 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20241126-0092455

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
Truist Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
Shirley Waller, Trustee The Shirley Waller Revocable Trust 1220 Wexford Downs Lane Nashville, Tennessee 37211	Shirley Waller, Trustee The Shirley Waller Revocable Trust 1220 Wexford Downs Lane Nashville, Tennessee 37211	172-14-0-A

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in a hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Shirley Waller** by these presents does hereby quitclaim and convey unto **The Shirley Waller Revocable Trust, U/A Dtd. November 22, 2024,** all of her right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 1220 Wexford Downs Lane, Nashville, Tennessee 37211.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS my hand this 22nd day of November, 2024.

SHIRLEY WALLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Epiphany Aiken, a Notary Public in and for said State and County, **Shirley Waller**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2024.

Notary Public

My Commission Expires: 07-03-2028

EPIPHANY AIKEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

SHIRLEY WALLER

Subscribed and sworn to before me, this 22nd day of November, 2024.

Notary Public

My Commission Expires: 07-03-2028

1128600 007 ea

EPIPHANY AIKEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 95 on the Plan of Wexford Downs, Section Two, a Planned Unit Development, as of record in Book 9700, Pages 593 and 594, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Dwight Waller and Wife, Shirley Waller, by Deed from Beazer Homes Corp, D/B/A Phillips Builders, of record in Book 11680, Page 468, Register's Office of Davidson County, Tennessee. The aforesaid Dwight Waller predeceased Shirley Waller and caused the property to vest entirely in his wife, Shirley Waller, by operation of law.