QUITCLAIM DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

AJ-0124-43.06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sadaria and Lashondra Wallace	**New Owners**	**05814009800**
(NAME)	(NAME)	
4316 W Hamilton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SADARIA WALLACE ("GRANTOR")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

SADARIA WALLACE AND LASHONDRA WALLACE, HUSBAND AND WIFE ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 75 ON THE PLAN OF GOLD KEY ADDITION, SECTION ONE, RECORDED IN BOOK 4675, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SADARIA WALLACE, BY QUITCLAIM DEED, FROM QUERITA WALLACE, OF RECORD IN BOOK 9340, PAGE 660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

Karen Johnson Davidson County
Batch # 1210679 DEEDQC
12/02/2024 03:02:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20241202-0093619

This instrument has been prepared by information provided by the parties
***No title search was conducted and no representations regarding title have been made by the Drafter**

This is **improved** property known as: **4316 West Hamilton Road, Nashville, TN, 37218.**

Witness our hands this the 26 day of November 2024.

Sadaria Wallace
SADARIA WALLACE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SADARIA WALLACE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of November, 2024.

Camille Woods
Notary Public
My Commission Expires: 3·20·28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028