Karen Johnson Davidson County
Batch# 1224700 DEEDQC
01/08/2025 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $12.03
20250108-0001725

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Billy Walls 2609 Delk Avenue Nashville, TN 37208
SEND TAX BILLS TO:	NEW OWNER
MAP-PARCEL NOS.	08110006700

Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Nadine K. Walls** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Billy Walls**, (herein "Grantee") his successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson County**, Tennessee, to wit:

Being Lot No. 16 on the Plan of Section One, Normal Heights, as of record in Book 2331, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Billy Walls and wife, Nadine K. Walls, from Risie Fields Tease, a single person, by Warranty Deed record on July 14, 1987, in Book 7295, Page 166, Register's Office for Davidson County, Tennessee. The said Billy Walls and Nadine K. Walls having since divorced. Pursuant to a Final Decree, Docket No. 88D-3777, Probate Court for Davidson County, Tennessee, Billy Walls was ordered to purchase the equity of Nadine K. Walls. Through inadvertence, the equity purchase and Quitclaim Deed did not occur at the time of said Final Decree. The parties desire to complete the equity purchase and Quitclaim Deed as set forth in said Final Decree.

By signing below, Nadine K. Walls agrees that she has been paid in full by Billy Walls for her equity in the subject property. Nadine K. Walls hereby conveys all of her interest in said property to Billy Walls.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand effective on this the 19th day of December 2024.

Nadine K Walls

NADINE K. WALLS

STATE OF TENNESSEE
COUNTY OF Henry

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **NADINE K. WALLS**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at office this 30th day of December 2024.

William T. Townes

Notary Public
My Commission Expires: 12/5/26

WILLIAM T. TOWNES
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF HENRY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $3,250.00.

Billy Walls

BILLY WALLS, Affiant

Subscribed and sworn to before me this 7th day of January 2025.

Notary Public
My Commission Expires _____

SARAH CUNNINGHAM
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **January 7, 2025** (date of document).

Cindy S. Smith, Affiant

1/8/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 8th day of January, 2025.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026