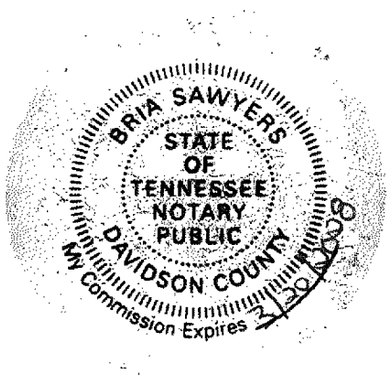
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23710-DJ

Karen Johnson Davidson County
Batch# 1227933 DEEDQC
01/17/2025 12:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250117-0004006

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON



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

Kirsten Virden
Affiant

Subscribed and sworn to before me, this the 10 day of January 2025.

Bria Sawyers
Notary Public
My Commission Expires: 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cody D. Walker, Kristin M. Walker, and Alex Gonzalez 4317 Cato Road Nashville, TN 37218	New Owner	058-255.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Cody D. Walker and Kristin M. Walker, husband and wife** ("Grantor") do hereby quitclaim and convey unto **CODY DUANE WALKER a/k/a CODY D WALKER AND KRISTIN MICHELLE WALKER a/k/a KRISTIN M WALKER, HUSBAND AND WIFE, AND ALEX GONZALEZ, AN UNMARRIED MAN** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 3 (also known as remainder 11.28ac+/-), Cody and Kristin Walker Plat, according to survey and plat of same appearing of record in Instrument No. 20210825-0114981, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Cody D. Walker and Kristin M. Walker, husband and wife by Quitclaim Deed from 5001 Properties, LLC, a Tennessee limited liability company, and Cody D. Walker and Kristin M. Walker, husband and wife, dated February 3, 2022, recorded February 14, 2022, of record in Instrument No. 20220214-0017014, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **4317 Cato Road, Nashville, TN 37218**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of January 2025.

GRANTOR:

Cody D. Walker

Kristin M. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cody D. Walker and Kristin M. Walker the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of January, 2025.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 1/10/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1/10/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th **day of** January, **2025.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

