Karen Johnson Davidson County
Batch# 1230813 DEEDQC
01/27/2025 04:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250127-0006155

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF January, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/26/2027
(AFFIX SEAL)

WG-QCD-24-2800

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ann B Talley	**Same as New Owner**	
(NAME) **2800 Vaulx Lane,**	(NAME)	**11802009700**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDA E TALLEY AND LADONIST A TALLEY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ANN B TALLEY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

See "Exhibit A"

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2800 Vaulx Lane, Nashville, Tennessee 37204**.

Witness my/our hand(s) this the 16 day of January, 2025.

Linda E Talley

Ladonist A Talley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA E TALLEY, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of January, 2024.

Notary Public
My Commission Expires: 03-20-28
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LADONIST A TALLEY, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of January, 2024.

Notary Public
My Commission Expires: 03-20-28
(SEAL)

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

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 33, ON THE MAP OF THE FIRST SUBDIVISION OF THE W. T. BERRY ESTATES, SECTION NO. 2, AS OF RECORD IN BOOK 1130, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY

SAID LOT NO. 33 FRONTS 61.8 FEET ON THE EASTERLY SIDE OF KIRKWOOD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 207.7 FEET ON THE NORTHERLY LINE AND 205.4 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 51.6 FEET THEREON.

Being the same property conveyed to Linda E. Talley, an Unmarried Woman, Ann B. Talley, an Unmarried Woman, and Ladonist A. Talley, an Unmarried Man, from Linda E. Talley, and Unmarried Woman, and Ann B. Talley, an Unmarried Woman, by Quitclaim Deed of Record in Instrument Number 20190911-0092003 in the Registers Office for Davidson County, Tennessee.

I, **Gabriel R. Lutz**, 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 **1/16/2025** (date of document).

Affiant Signature

Date **1/16/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **16** day of **January**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027