Karen Johnson Davidson County
Batch # 1265131 DEEDQC
04/28/2025 08 18 21 AM 2 pgs
Fees $12 00 Taxes $0 00
20250428-0032130

Prepared by· Wessley S Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Stephen M. Wallace, et ux.

TO:

Stephen M. Wallace and Roxanne E. Wallace,
Trustees of the Wallace Family Revocable Trust
dated April 22, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 22nd day of April, 2025, by and between **Stephen M. Wallace and Roxanne E. Wallace, husband and wife** ("Grantors"), and **Stephen M. Wallace and Roxanne E. Wallace, Trustees of the Wallace Family Revocable Trust dated April 22, 2025, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot 42, as shown on the map entitled Section Two, Sunny Acres, of record in Plat Book 2663, page 39, 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 Stephen M Wallace and Roxanne E Wallace, husband and wife, by Warranty Deed from Nathaniel A Croy and Dana A Croy, husband and wife, dated September 27, 2017, recorded on September 29, 2017, as Instrument No 20170929-0099882, in the Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This conveyance and the concerned real estate are subject to all matters and restrictions of record.

This is improved property, known as: **2825 Renee Drive, Nashville, TN 37214**.

[signatures appear on following page]

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Stephen M. Wallace
Grantor

Roxanne E. Wallace

Roxanne E. Wallace
Grantor

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Stephen M. Wallace and Roxanne E. Wallace**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and seal at office this the 22nd day of April, 2025

MOLLY DONNELLAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires 6-14-28

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person or Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Stephen M Wallace and Roxanne E Wallace, Trustees 1297 Ambleside Court Clarksville, TN 37040	Same/Owner	2825 Renee Drive Nashville, TN 37214 084-11-0-094 00