This Instrument Prepared by:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 3rd day of June, 2025.

Sandra Waller, *Affiant*

Adam J. Berk, **NOTARY PUBLIC**
Commission Expires: 11/2/2026

ADAM J. BERK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Sandra Waller, *Trustee* 207 Highland Villa Circle Nashville TN 37211	SAME	161-14 B 207.00

FOR NO MONETARY CONSIDERATION, I, **Sandra Waller**, by these presents do hereby quitclaim and convey unto **Sandra R. Waller, Trustee of the Waller Family Living Trust, dated June 3, 2025**, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 207 on the Plan of Highland Villa, of record in Book 6200, page 473, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Sandra Waller, unmarried, from Mildred M. Stepp, unmarried, by Warranty Deed of record in Book 11222, Pages 133-135, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1281642 DEEDQC
06/05/2025 10:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250605-0044181

This improved property known as 207 Highland Villa Circle, Nashville TN 37211.

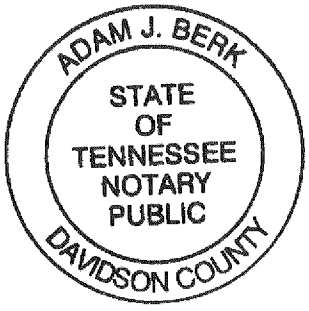
Witness my hand this 3rd day of June, 2025.

Sandra Waller, *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this 3rd day of June, 2025.



Adam J. Berk, **NOTARY PUBLIC**
Commission Expires: 11/2/2026

Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 3rd day of June, 2025.

Affiant Signature

6/3/2025

Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of June, 2025.



Notary Public

My Commission Expires: 07/03/2028

[SEAL]