THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

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 23rd day of May, 2025.

Notary Public
My Commission Expires: 9/5/2028

Karen Johnson Davidson County
Batch# 1293080 DEEDQC
07/02/2025 12:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250702-0052381

NICHOLAS RAY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Marion P. Wall Living Trust **4004B Auburn Lane** **Nashville, TN 37215**	**Marion P. Wall Living Trust** **4004B Auburn Lane** **Nashville, TN 37215**	**116-12-0-004.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marion P. Wall, unmarried** ("Grantor"), by these presents does hereby Quitclaim and convey unto the **Marion P. Wall Living Trust dated May 23, 2025** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

BEING Lot No. 19 of Block "C" on the Map of Woodmont Lane Homesites of record in Book 1130, Page 13, Register's Office for Davidson County, Tennessee.

SAID Lot No. 19 fronts 75.0 feet on the northerly margin of Auburn Lane and extends back 174.6 feet on the easterly line and 184.2 feet on the westerly line to a dead line in the rear measuring 75.6 feet thereon.

BEING the same property conveyed to Marion P. Wall, unmarried, by Warranty Deed from Keith E. Blaydes, unmarried, of record at Instrument number 20020717-0085867, in the Register's Office for Davidson County, Tennessee, dated July 16, 2002.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **4004 Auburn Lane, Nashville, Tennessee 37215**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 23rd day of May, 2025.

GRANTOR:

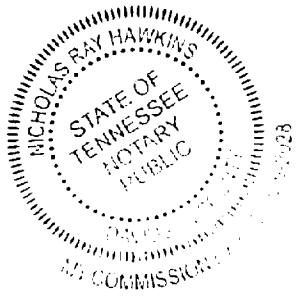
Marion P. Wall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23rd day of May, 2025, before me personally appeared Marion P. Wall to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 23rd day of May, 2025.

Notary Public
My commission expires: 9/5/2028
(SEAL)



This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheney, 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 May 23, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 23rd day of May, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of May, 2025.

Notary Public
My commission expires: 9/5/2028

(SEAL)

