Karen Johnson Davidson County
Batch# 1315315 DEEDQC
08/27/2025 09:35:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250827-0068535

File No: TN25109985
Grantor's Loan No. _____

After Recording, Send to:
Essent Title Insurance, Inc.
400 Rouser Rd., Bldg. 2, 5th Floor
Coraopolis, PA 15108

Prepared by Thomas Granville McCroskey, Esq , Tennessee Bar No 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer

New Owner Address/Send Tax Bills To:
Bennett T. Walters, 221 PANAMINT DR, ANTIOCH, TN 37013

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 148 15 0 185.00

QUITCLAIM DEED

Also known as Christie A. Walters CAW

Bennett T. Walters, unmarried, and **Christine A. Walters,** unmarried, ("Grantor"), a formerly married couple who are now divorced, of 221 PANAMINT DR, ANTIOCH, TN 37013, for and in consideration of $0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to **Bennett T. Walters,** a single person, ("Grantee"), whose tax mailing address is 221 PANAMINT DR, ANTIOCH, TN 37013, with quitclaim covenants, his/her/their interest in the following described real estate in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Revised Plan of Haywood Forrest of record in Plat Book 5200, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tax ID: 148 15 0 185.00

Property Address is: 221 PANAMINT DR, ANTIOCH, TN 37013

Being that parcel of land conveyed to Bennett T. Walters and Christine A. Walters, husband and wife from Bennett T. Walters, unmarried by that Deed dated 6/12/2015 and recorded 6/18/2015 in Official Records Instrument No. 20150618-0058484 of the Public Records of Davidson County, TN.

Title to the property hereinabove described is subject to the following a) real estate taxes and assessments not yet due and payable, b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities, d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on June 18 2025

Bennett T. Walters

Bennett T. Walters

Christine A. Walters

STATE OF Tennessee
COUNTY OF Rutherford

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Bennett T. Walters** and ~~**Christine A. Walters**~~ Am, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth

Given under my hand and Notarial Seal this 18th day of June, 2025

Wendy M. Varela
Notary Public

WENDY M. VARELA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-15-2028

Executed by the undersigned on June 19, 2025.

Bennett T. Walters

Christine A. Walters
Christine A. Walters
Also known as
Christie A. Walters
CAW

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ~~**Bennett T. Walters**~~ BM and **Christine A. Walters**, personally known to me, or has produced TN Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19th day of June, 2025.

Russell Norment
Notary Public

RUSSELL NORMENT
TENNESSEE NOTARY PUBLIC
My Comm Exp October 4, 2027
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Rutherford

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me on this the 18th day of June, 20 25

Notary Public

My Commission Expires Apr. 15, 2028

SEAL

WENDY M. VARELA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-15-2028

True Copy Certification
State of Tennessee

I, Linda Phillips 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 6/18/2025

Affiant Signature

6/20/2025
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 20 day of June, 2025.

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member Pennsylvania Association of Notaries

My Commission Expires: 4-11-2026

(seal)