(2)

Karen Johnson
Batch # 1315339
08/27/2025 09 42 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250827-0068566

THIS INSTRUMENT PREPARED BY:
HALE TITLE AND ESCROW, LLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Amanda Walton Carter **241 Collier Ave.** **Nashville, TN 37211**	**SAME AS NEW OWNER**	**119-07-0-075**

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT AT THE INSTRUCTION OF THE PARTIES AND BASED SOLEY UPON INFORMATION PROVIED BY THE PARTIES.

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Hannah Nicole Collins, unmarried,** (hereinafter called the **"Grantor"**), hereby quitclaim and convey all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **Amanda Walton Carter, unmarried,** (hereinafter called the **"Grantee"**), her heirs and assigns, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 8 on the Plan of Laurel Acres, as of record in Book 2133, page 48, Register's Office for said County, described as follows:

Beginning at a point in the west terminus of Mashburn Court at the corner of Lots 8 and 9; thence with the line between said lots, northwesterly 230.5 feet to a point; thence northeasterly 265.5 feet to a concrete monument; thence southeasterly 92 feet to a concrete monument at the corner of Lot 7; thence with the line between Lots 7 and 8, southwesterly 158 feet to a point in the north margin of Mashburn Court; thence with the margin of the same, southwesterly around a curve, 77.8 feet to the point of beginning.

Being the same property conveyed to Ralph L. Walton and wife, Bonnie M. Walton by warranty deed from Richard P. Pate and wife, Katherine M. Pate, dated February 25, 1963 and recorded on February 26, 1963, of record in Book 3506, page 640, Register's Office for Davidson County, Tennessee. Ralph L. Walton died January 27, 1979, said property vested in Bonnie M. Walton as surviving tenant by entirety. Bonnie M. Walton died intestate on May 16, 2014. See Affidavit of Heirship confirming the only heirs at law of Bonnie M. Walton are James Brandon Carter, Amanda Walton Carter and Hannah Nicole Collins, of record in Instrument No. 20250827-0068565, Register's Office for Davidson County, Tennessee.

This property is known as **2607 Mashburn Court, Nashville, TN 37210**

WITNESS, the hand of the undersigned this 7th day of December, 2022.

Hannah Nicole Collins
Hannah Nicole Collins

STATE OF CALIFORNIA
COUNTY OF Alameda

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Hannah Nicole Collins**, the within named bargainor, 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, at office, this 7th day of December, 2022

My commission expires 5/26/2023 C Burden
Notary Public

C BURDEN
Commission No 2289793
NOTARY PUBLIC-CALIFORNIA
ALAMEDA COUNTY
My Comm Expires MAY 26, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is Ten and NO/100 ($10 00) DOLLARS

Amanda Walton Catt
Affiant

Sworn to and subscribed before me, this 25th day of August, ~~2022~~ 2025 DLS

My commission expires 11-25-2028 Donna L Savage
Notary Public

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028