Karen Johnson Davidson County
Batch # 1322707 DEEDQC
09/16/2025 08:47:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250916-0073684

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214 / PH: (615) 883-4998

ADDRESS NEW OWNER:
Johnny D. Walker
2718 Wellman Drive
Nashville, TN 37214

Jeffrey Todd Strader
2718 Wellman Drive
Nashville, TN 37214

MORTGAGEE
None

SEND TAX BILLS:
Same

MAP & PARCEL:
096-13-0
013.00

FB #03DZ-183051

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a joint tenancy with right of survivorship, that I, **Johnny D. Walker**, unmarried, hereby remise, release and quitclaim unto **David Kennedy, Jr., Trustee**, his successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee:

> Being Lot No. 7 on the Plan of Perry Heights, as of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Johnny D. Walker, unmarried, by Warranty Deed from Ellen W. Allen, of record in instrument number 20030918-0138247 Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to restrictive covenants of record in Book 2928, Page 445, and as amended in Book 113421, Page 498, said Register's Office; easements and setback lines as set forth on the above plan of record.

And now, I, **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this transfer, as above set out, hereby remise, release and forever quitclaim as joint tenancy with right of survivorship unto **Johnny D. Walker, unmarried and Jeffrey Todd Strader, unmarried**, their heirs and assigns, the same property hereinabove described as set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

This is improved real property known as: 2718 Wellman Drive, Nashville, Davidson County, Tennessee, 37214.

WITNESS our hands this 10th day of September, 2025.

Johnny D. Walker
JOHNNY D. WALKER

DAVID KENNEDY, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Johnny D. Walker** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 10th day of September, 2025.

Linda Schreiner
NOTARY PUBLIC

LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 01/22/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **David Kennedy, Jr., Trustee** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

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NOTARY PUBLIC

LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 01/22/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 10th day of September, 2025.

Linda Schreiner
NOTARY PUBLIC

LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 01/22/2025