This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1324613 DEEDQC
09/22/2025 11:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250922-0075493

QUITCLAIM DEED

Address New Owners:
John Jeffrey Walker, Co-Trustee
Cheryl Lynne Walker, Co-Trustee
Jeff and Lynne Walker Trust
1112 Forests Harbor Drive
Hendersonville, TN 37075

Send Tax Bills To:
same

Map/Parcel Number:
093 06 1J 078.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, John Jeffrey Walker and Cheryl Lynne Walker (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to John Jeffrey Walker and Cheryl Lynne Walker, and their successors in trust, as Co-Trustees of the Jeff and Lynne Walker Trust dated September 11, 2025, a Tennessee Community Property Trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

A certain condominium apartment known as Unit No. 1501 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record in Instrument No. 20061004-0122833, Amendment of Master Deed recorded as Instrument No. 20061004-0122834, Attorney's Certificate recorded as Instrument No. 20061004-0122836, First Amendment to the Master Deed for Viridian, a Condominium recorded as Instrument No. 20070711-0082578, Second Amendment to the Master Deed for Viridian, a Condominium recorded as Instrument No. 20100616-0046702, Master Deed of Trust recorded as Instrument No. 20100616-0046722, Third Amendment to the Master Deed for Viridian, a Condominium recorded as Instrument No. 20111006-0077592, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20120802-0068536, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20140128-0007721, Affidavit of Scrivener's Error recorded as Instrument No. 20140530-0046816, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20171002-0100849, Seventh Amendment to the Master Deed for Viridian, a Condominium recorded as Instrument No. 20180510-0045059, transfer of Declarant rights as recorded in Instrument No. 20190819-0083016, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20191211-0127973, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202102240022602, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202103160034923, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202105040059486, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202105270071781, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202203220032699, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No.

202204130042759, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202206010063430, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 202206090065739, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20230518-0037490, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20230915-0072432, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20240829-0066620, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20241023-0082450, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20250127-0006012, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20250127-0006070, Amendment to Master Deed for Viridian, a Condominium recorded as Instrument No. 20250127-0006107, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to John Walker and Cheryl Walker, husband and wife, by Warranty Deed dated June 18, 2025, from Tammy Potter Wills and David Wills, wife and husband, of record in Instrument No. 20250620-0048443 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 415 Church Street, Unit 1501, Nashville, Tennessee 37219.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Jeff and Lynne Walker Trust dated September 11, 2025, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of John Jeffrey Walker and wife, Cheryl Walker, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 11th day of September, 2025.

John Walker, Grantor

Cheryl Lynne Walker, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared John Walker, Grantor, the within named 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 instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11th day of September, 2025.

Notary Public

My Commission Expires: 10/9/27

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Cheryl Lynne Walker, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11th day of September, 2025.

Notary Public

My Commission Expires: 9/24/27

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

John Walker, Affiant

Subscribed and sworn to before me this 11th day of September, 2025.

Notary Public

My Commission Expires: 10/9/27

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

CERTIFICATE OF AUTHENTICITY

I, Stacie Beishuizen, do hereby make oath that I am 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 September 11, 2025.

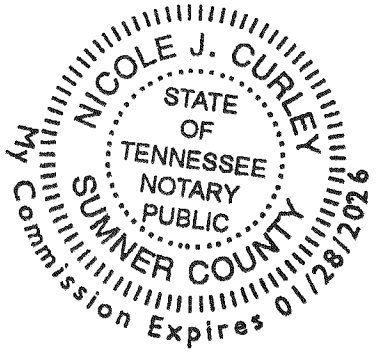
Stacie Beishuizen

Stacie Beishuizen

Date: September 19, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of September, 2025.



Notary Public

My Commission Expires:

01/28/2026