Name and Address of New Owner:
Alonza Etta, III, Mary Etta, and Litia Walker
4059 Marydale Drive
Nashville, TN 37207

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1325808 DEEDQC
09/23/2025 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250923-0075893

Map & Parcel No: 074095N A 04000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alonza Etta, III and wife, Mary Etta,** "the Grantors," convey and quitclaim unto **Alonza Etta, III and Mary Etta, husband and wife, tenants by the entirety, as tenants in common with rights of survivorship with Lita M. Walker, an unmarried woman,** "the Grantees," all our right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 162 on the plan of Dalemere Subdivision, Section 7, of record in Book 3700, Page 123, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Alona Etta, III, and wife, Mary Etta, and Lucile G. Etta, all with right of survivorship by Warranty Deed from Melba Jean Arnold, Shelby Wayne Smith, and Haskell W. Smith, of record in Instrument No. 20020930-0118602, Register's Office for Davidson County, Tennessee, dated September 23, 2002, and recorded September 30, 2002. Said Lucile G. Etta died on or about July 31, 2024.
>
> Being improved property known as 4059 Marydale Drive, Nashville, Tennessee 37207.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 22nd day of September, 2025.

_____(SEAL)
Alonza Etta, III

Mary Etta
_____(SEAL)
Mary Etta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 2025, before me personally appeared Alonza Etta, III and Mary Etta, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of September, 2025.

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Kandice Eubanks
Notary Signature
My commission expires: 5/28/28

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affianr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 day of September, 2025.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 9-22-25.

Affiant Signature

9-22-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 22 day of September, 2025.

Notary Signature

My Commission Expires: 5-9-26

