Karen Johnson Davidson County
Batch# 1367902 DEEDQC
01/09/2026 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260109-0002169

PROPERTY TAX INFORMATION:

OWNER: GWENDOLYN MOSBY WALKER
5629 Lickton Pike
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED BY PREPARER. NO TAX ADVICE WAS SOUGHT BY OR OFFERED BY PREPARER TO THE PARTIES.

SEND TAX BILLS TO: Same

Map Parcel: 017 00 0 139.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, I, the undersigned **MARY GWENDOLYN WALKER** (n/k/a Mary Gwendolyn Mosby Walker), have this day bargained and sold and does hereby transfer, convey and quitclaim unto **MARY GWENDOLYN MOSBY WALKER,** her heirs and assigns, forever, that certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows, to wit:

A small tract of land .out of the southeast corner of a 32.Acre Tract that was Conveyed to Fannie Owens by deed of record in Book 498, page 716, Register's Office for-Davidson County, Tennessee, said tract being in the 10th Civil District of said County, and described according to a copy of a Survey made by Geo. W. Watkins, Surveyor, September 6, 1961, as fellows: BEGINNING at a point in the centerline of Lickton Pike opposite an iron pin in the east line of this property and the west line of the Wm. H. Eaton Property; thence along the center line of said Pike, south 71° 30' west 220 feet to a point thence south17 .30Yeast passing through an iron pin in the south margin of Lickton Pike, 213.5 feet to an iron pin near the north bank of Dry Branch; thence north 73° 20' east 264 feet to an iron pin near a 12 inch hackberry in Eaton's west line; thence with his west line, north 12° west 231.5 feet to the point of beginning, containing 1.09 acres.

Being the same property conveyed to RICHARD R. WALKER, JR. and wife, MARY GWENDOLYN WALKER by deed from CUMBERLAND BUILDERS, INC. of record in Book 100, page 726, said Register's Office. The said Richard R. Walker, Jr. died on October 13, 2004, leaving MARY GWENDOLYN WALKER as the surviving tenant by the entireties.

This is the identical property description used in the prior deed.

This conveyance is subject to restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

WITNESS MY HAND this 8th day of October 2025.

Mary Gwendolyn Mosby Walker
Mary Gwendolyn Walker
(n/k/a Mary Gwendolyn Mosby Walker)

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this 8th day of October, 2025, before me personally appeared Mary Gwendolyn Walker (n/k/a Mary Gwendolyn Mosby Walker), to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument (Quitclaim Deed) and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

Jack C. Farris
NOTARY PUBLIC

My Commission Expires: 6/23/27

JACK C FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires June 23, 2027

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer, is $0.00.

Mary Gwendolyn Mosby Walker
AFFIANT

Sworn to and subscribed before me,
on this 8th day of October, 2025.

Jack C. Farris
NOTARY PUBLIC

My Commission Expires: 6/23/27

JACK C FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires June 23, 2027

True Copy Certification

I, Jack E. Gritton II, 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 10/08/2025. (Date of Document)

Affiant Signature

Date: 01/09/2026

State of TENNESSEE

County of RUTHERFORD

Subscribed to me this 9th, day of January, 2026.

JESSICA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF COFFEE

Jessica Jones

Notary's Signature

My Commission Expires: May 17, 2028