NEW OWNER:
WILLIAM LEONARD WALKER
114 RINER DRIVE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087
File No.: mhr

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch # 1369654 DEEDQC
01/14/2026 11:49:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260114-0003413

Map & Parcel No.: 05316002400 (TRACT I); and
Map & Parcel No.: 05315000700 (TRACT II)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **WILLIAM LEONARD WALKER, MELANIE RHEA BRADBERRY and BRANDON SCOTT WALKER**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **WILLIAM LEONARD WALKER, a widower**, his heirs, successors and assigns, forever, all of our right, title, and interest in and to the following tracts or parcels of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

TRACT I:

Being known and designated as all of Lot No. 7 on the Plan of Green Heights, as shown on the plat of the same of record in Plat Book 1835, Page 112, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

TRACT II:

Being a reserved tract of land, marked "Avery G. Green" and a 25-foot strip of land lying adjacent to and along the northwestern boundary of Lot No. 14, all on the plan of Green Heights, as shown on the plat of the same of record in Plat Book 1835, Page 112, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the southeast corner of Lot No. 7 on said plan, being 190 feet south from the southerly margin of Ray Avenue; thence South 87 deg. 52 min. West, 190.3 feet to a monument; thence North 80 deg. 59 min. west, 306 feet to a monument; thence North 70 deg. 42 min. West 314.7 feet to a monument at the southwest corner of said Lot No. 14; thence with the northwestern boundary line of said Lot No. 14, North 39 deg. 41 min. East, 293.8 feet to a monument; thence North 50 deg. 19 min. West, 25 feet; thence South 39 deg. 41 min. West 720.4 feet, more or less, to the southwest corner of said reserved tract; thence eastwardly 1120 feet; thence North 9 deg. 30 min. West, 174 feet to the beginning.

Being the same property conveyed to Sharon Walker by Executor's Quitclaim Deed from Jerry B. Flatt, Executor of the Estate of Edith Flatt, dated February 21, 2019, and of record in Instrument No. 20190225-0016705, in the Register's Office for Davidson County, Tennessee. Sharon Walker is now deceased, having died married and intestate, leaving her husband, William Leonard Walker and her two children, Melanie Rhea Bradberry and Brandon Scott Walker, as her heirs-at-law. For further reference to title, see Affidavit of Heirship, of record in Instrument No. 20260114-0003412, in the Register's Office for Davidson County, Tennessee, and recorded contemporaneously herewith.

This property is not the principal residence of William Leonard Walker, Melanie Rhea Bradberry or Brandon Scott Walker.

This is IMPROVED property, more particularly known as: 132 RAY AVENUE, OLD HICKORY, TENNESSEE 37138 (TRACT I); and UNIMPROVED property, more particularly known as: 396 RAY AVENUE, OLD HICKORY, TENNESSEE 37138 (TRACT II).

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS OUR SIGNATURES hereto this 12th day of January, 2026.

William Leonard Walker
WILLIAM LEONARD WALKER

Melanie Rhea Bradberry
MELANIE RHEA BRADBERRY

Brandon Scott Walker
BRANDON SCOTT WALKER

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WILLIAM LEONARD WALKER, MELANIE RHEA BRADBERRY and BRANDON SCOTT WALKER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of January 2026.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

NOTARY PUBLIC

My commission expires: 03/07/26

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I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

Bernadine Walker
AFFIANT

Sworn to and subscribed to before me this the 12th day of January, 2026.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

NOTARY PUBLIC

My commission expires: 03/07/26