NEW OWNER:
REUBEN J. WALLER, III
802 FOWLER STREET
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 Ave.
Lebanon, TN 37087
FILE NO: 25-1811 (bjt)

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

Karen Johnson Davidson County
Batch # 1371599 DEEDQC
01/22/2026 08:25:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260122-0005129

Map & Parcel No.: 04414005300

QUITCLAIM DEED

PURSUANT TO AND IN CONSIDERATION OF the terms of the Marital Dissolution Agreement and Final Decree of Divorce entered in the Third Circuit Court of Davidson County, Tennessee, at Nashville, in the case of *Reuben James Waller, III vs. Tina Amick Waller*, Case No. 25D-1414, I, **TINA AMICK WALLER, an unmarried woman**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **REUBEN JAMES WALLER, III, an unmarried man**, his heirs, successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in the DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 97, Map of Section I, Rolling Green Subdivision, of record in Plat Book 1424, Page 75, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 97 fronts 95 feet on the West side of Fowler Street and runs back between lines 239.9 feet on the North line and 243.1 feet on the South line to a dead line in the rear on which it measures 95 feet.

Being the same property conveyed to JAMES WALLER and TINA WALLER, husband and wife, by virtue of a Warranty Deed from Tina Baker and Kenneth Wallace and Christy Wallace, heirs-at-law of the Estate of Linda Faye Braxton, dated December 27, 2021, and recorded in Instrument No. 20220128-0010394, in the Register's Office for DAVIDSON County, Tennessee. Tina Amick Waller is one and the same person as Tina Waller. Reuben James Waller, III is one and the same person as James Waller.

This is **IMPROVED** property known as: **802 FOWLER STREET, OLD HICKORY, TN 37138**.

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 MY SIGNATURE hereto this 13th day of January, 2026.

TINA AMICK WALLER

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TINA AMICK WALLER**, 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 official seal at office this 13th day of January, 2026.

NOTARY PUBLIC

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

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This transfer is exempt from transfer privilege taxes pursuant to T. C. A. §67-4-409(3) E as implementing a Final Decree between divorcing parties.

AFFIANT

Sworn to and subscribed to before me this the 13th day of January, 2026.

NOTARY PUBLIC

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