THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Karen Johnson Davidson County
Batch # 1376947 DEEDQC
02/06/2026 10:46:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260206-0008704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2026.

Notary Public

My commission expires: 7-22-29

KAREN K. VALENTINE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The Wallace Family Trust	**New Owner(s)**	**136030C08100CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sarah R Wallace, as Trustee of the Sarah R Wallace Living Trust, dated 2/29/2024, by " GRANTOR", by these presents, does hereby quitclaim and convey unto **Erin Dias, Trustee of The Wallace Family Trust,** herein called "GRANTEE," it successors and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Unit No. 31, Lot 16, on the Plan of Heritage Village of Priest Lake Park, Section 2, of record in Plat Book 520, Page 106, Register's Office, Davdison County, Tennessee, to which reference is hereby made for a more complete and detailed description.

Being the same property conveyed Sarah R Wallace, as Trustee of the Sarah R Wallace Living Trust, dated 2/29/2024, by Quitclaim Deed from Sarah Rene Wallace, unmarried, dated March 1, 2024, of record in Instrument No. 20240308-0016405, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: 3708 Colonial Heritage Dr., Nashville TN 37217

WITNESS our hands this 22 day of Jan, 2026.

Sarah R Wallace

Sarah R Wallace, as Trustee of the Sarah R Wallace Living Trust, dated 2/29/2024

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Sarah R. Wallace** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the Sarah R Wallace Living Trust, dated 2/29/2024 and that she is authorized by the Sarah R Wallace Living Trust, dated 2/29/2024 to execute this instrument on its behalf.

Witness my hand, at office, this 22 day of January, 2026.

Karen K Valentine

Notary Public

My Commission Expires: 7-22-29

