QUITCLAIM DEED

Karen Johnson
Batch # 1396638
03/24/2026 02:12:17 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260324-0023423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF MAR, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-8-26
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-8-2026

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stuart Walker	**NEW OWNER**	
(NAME)	(NAME)	
1308 Montgomery Ave., Unit 14,		**071160G01400CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Todd Walker and Jenna Walker ("Grantor") by these presents does herby convey, assign, and quitclaim to Stuart Walker, ("Grantee") his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, being Unit No. 14, as established in the Declaration of Covenants, Conditions and Restrictions and Bylaws for Monty at Cleveland Park Homeowners Association, of record at 20200109-0003078, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit C to said declaration, and as amended by that First Amendment to the Declaration of Covenants, Conditions and Restrictions and Bylaws for Monty at Cleveland Park Homeowners Association, of record at 20201116-0134725, Register's Office Davidson County, Tennessee and which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Todd Walker, Jenna Walker, and Stuart Walker by warranty deed of record at Instrument No. 20210401-0043036, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is improved property known as: 1308 Montgomery Ave., Unit 14, Nashville, TN 37207

PH

Witness our hands this the 18th day of March, 2026.

Todd Walker

Jenna Walker

STATE/PROVINCE OF ONTARIO
COUNTY/CITY OF TORONTO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd Walker and Jenna Walker (the bargainors), 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 this the 18th day of March, 2026.

Notary Public
My Commission Expires:

PH