PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Karen Johnson
Batch # 1411565
04/27/2026 08:59:54 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20260427-0035894

This instrument prepared by:
M Todd Cathey, Attorney
120 Anderson Lane
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Marian N. Walker and husband Sheldon K. Walker	Same as owner	73 – 1 – 106.00
2718 Bobby Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **MARIAN N. CARDEN n/k/a MARIAN N. WALKER,** the grantor herein, do hereby Quitclaim and convey unto the **MARIAN N. WALKER AND HUSBAND SHELDON K. WALKER, RESERVING UNTO THEMSELVES A ESTATE FOR LIFE, WITH THE REMAINDER TO EBONI SAMONE CARDEN AND PAIGE AALEYAH JONES WALKER,** for the purposes of creating a life estate, the Grantees herein, it's successors and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of Happy Valey, Section "C" not of record described according to a survey made by Z.J. Wilkinson, Surveyor, Section 2, 1945 as follows:

Beginning on the southerly margin of Bobby Avenue at a point 325 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 41 and 42; thence with the line between said two lots, southwardly 140 feet to the northerly line of the McDonald Lane; thence with said line eastwardly 75 feet to the corner of Lots Nos. 42 and 43; thence with the line between said two lots, northwardly 140 feet to the southerly margin of Bobby Avenue; thence with said Avenue westwardly 75 feet to the beginning.

Being the same property conveyed to Marian N Carden n/k/a Marian Walker, by Quitclaim Deed from Darrell J. Carden dated 6/6/08 and filed for record on 6/9/08 of record in Instrument No. 200806090059359, said Register's Office for said County.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as: 2718 Bobby Avenue, Nashville TN 37216

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value which ever is greater for this transfer is *$0.00*

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

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Connie Timls
Affiant

My commission expires: 4/26/26

Notary Public

WITNESS, our hands on this the 22nd day of APRIL, 2026.

Marian Walker f/K/A Marian N Carden
MARIAN WALKER f/k/a MARIAN N. CARDEN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said county and state, the within named **MARIAN WALKER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of APRIL, 2026.

My Commission Expires: 4/26/26

Notary Public

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY