QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1426995 DEEDQC
06/01/2026 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260601-0049246

W-CK-26-115

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 28 DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James W. Walker	**SAME AS NEW OWNER**	
(NAME) 115 Butterfield Ct	(NAME)	**026-07-0-046.00**
(ADDRESS) Goodlettsville TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIAN ADAMS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JAMES W. WALKER** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 152, on the Plan of Windsor Green, Phase 1, Section 11, of record in Plat Book 6250, Page 45, and corrected in Book 7205, Page 890, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Timothy Edward Walker by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C. his successors of record in Instrument No. 20131125-0120757 Register's Office for Davidson County, Tennessee, dated November 22, 2013 and recorded on November 25, 2013.

The said Timothy Edward Walker having died intestate on March 26, 2026 leaving James W. Walker as his sole heir at law. Marian Adams is named as a beneficiary under the Last Will and Testament of Timothy Edward Walker, which has not been admitted to probate, all as evidenced by Affidavits of Heirship of record in Instrument **202606010049244** and **202606010049245**, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **115 Butterfield Ct, Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 20th day of May, 2026.

Marian Adams

Marian Adams

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIAN ADAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of May, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/20/26.

Date

Affiant Signature

5/28/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of May, 20 26.

Notary's Signature

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)