QUITCLAIM DEED

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 12th DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/6/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

MJ-RBC-26-1308

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)
Stuart Walker and Lindsay Couture, husband and wife	SAME AS NEW OWNER	
(NAME) **1308 Montgomery Avenue,Apartment 14**	(NAME)	**071-16-0G-014.00-CO**
(ADDRESS) **Nashville, TN 37207**	(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, **STUART WALKER,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **STUART WALKER AND LINDSAY COUTURE, HUSBAND AND WIFE** 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:

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 from Hidden Valley Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210401-0043036 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 01, 2021.

Being the same property conveyed to Stuart Walker by Quit Claim Deed from Todd Walker and Jenna Walker of record in Instrument No. 20260324-0023423 Register's Office for Davidson County, Tennessee, dated March 18, 2026 and recorded on March 24, 2026.

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: **1308 Montgomery Avenue, Apartment 14, Nashville, Tennessee 37207**.

Karen Johnson
Batch # 1461900
08/19/2026 10:58:59 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260819-0077117

Witness my/our hand(s) this the 12 day of Aug, 2026.

Stuart Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STUART WALKER, 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 12th of August, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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