Karen Johnson Davidson County
Batch # 1469566 DEEDQC
09/08/2026 08:40:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260908-0082772

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***TN BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-* *Affiant* *Sworn to and subscribed before me this 2nd day of September, 2026* *Notary Public* *My commission expires: 5/21/28*

BRITTNEY MULVANEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-21-2028

QUITCLAIM DEED

Name and Address of New Owner:
James G. Wall, Jr. and Lou Ann Owens
3057 Bluffhollow Gap
Antioch, TN 37013

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
3057 Bluffhollow Gap Antioch, TN 37013	173 08 0A 122.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES G. WALL, JR.,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **JAMES G. WALL, JR. AND LOU ANN OWENS, HUSBAND AND WIFE**, hereinafter called "**GRANTEES,**" their heirs and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> BEING Lot No. 104, Deer Valley, Section Four, a Cluster Subdivision, as shown by plat of record in Instrument Number 20061012-0126729, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James G. Wall, Jr. from Allyson Kent Wall, by Order dated March 10, 2023, Instrument Number 20230314-0018385, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 2nd day of September, 2026.

JAMES G. WALL, JR.

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **JAMES G. WALL, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

BRITTNEY MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-21-2028

NOTARY PUBLIC