Karen Johnson Davidson County
Batch# 1476401 DEEDQC
09/22/2026 12:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260922-0087930

Name and Address of New Owner:
Philip Wallace and Thomas Powell II
8411 Callabee Way, Unit E-4
Antioch, TN 37013

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 181-02-A-88.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Philip A. Wallace, a married man,** "the Grantor," conveys and quitclaims unto **Philip A. Wallace and Thomas Powell II, a married couple, as tenants by the entirety,** "the Grantees," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. E-4 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.
>
> Being the same property conveyed to Philip A. Wallace, an unmarried man, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20070131-0012939, in the Register's Office for Davidson County, Tennessee, dated January 29, 2007, and recorded January 31, 2007. The said Philip A. Wallace having since married Thomas Powell II.
>
> This property is also known as improved property located at 8411 Callabee Way, E-4, Antioch, TN 37013.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

202609220087930

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 22 day of September, 2026.

Philip A. Wallace (SEAL)
Philip A. Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of September, 2026, before me personally appeared Philip A. Wallace, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22 day of September, 2026.



Notary Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 day of September, 2026.



Notary Signature
My commission expires: 11/28/27

Tennessee Certification of Electronic Document

I, Ashlynn Depoy, 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 9-22-24.

Affiant Signature

9-22-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 22 day of September, 2026.

Notary Signature

My Commission Expires: 5/12/30

