THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

# QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Larry Patrick Ward Jr and Margaret Rose Ward
7309 Sugarloaf Drive
Nashville, TN 37211

Davidson County DEEDQC
Recvd: 04/18/16 11:40 4 pgs
Fees:22.00 Taxes:0.00
**20160418-0037036**

Property Tax ID#: 181010B17300CO
File #: L- 50515

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, LARRY PATRICK WARD, JR and wife MARGARET ROSE WARD f/k/a MARGARET ROSE DELASHMUTT, as Grantors, hereby convey all rights, titles and interests that we may have in and to the following described real property located in Davidson County, Tennessee, to wit to LARRY PATRICK WARD JR and wife MARGARET ROSE WARD, as Grantees:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A**

Parcel ID: 181010B17300CO

Commonly Known As: 7309 Sugarloaf Drive, Nashville, TN 37211

Prior Deed recorded 10/29/2013 in Instrument 20161029-0112142 Davidson County Court Clerk's Office.

Witness our hands this the 21st day of March, 2016.

LARRY PATRICK WARD, JR

MARGARET ROSE WARD f/k/a
MARGARET ROSE DELASHMUTT

STATE OF Tennessee }

COUNTY OF Williamson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by LARRY PATRICK WARD, JR and MARGARET ROSE WARD f/k/a MARGARET ROSE DELASHMUTT, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 21st day of March, 2016.

Karen R. Campbell
Notary Public
My Commission expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

LARRY PATRICK WARD, JR

MARGARET ROSE WARD f/k/a
MARGARET ROSE DELASHMUTT

Subscribed and sworn to before me this the 21st day of March, 2016.

Karen R. Campbell
Notary
My Commission expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

## EXHIBIT "A"

## LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 129, on the Plan of Section Three, Addition to Sugar Valley, of record in Instrument No. 20050629-0074915, at Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry Patrick Ward Jr and wife Margaret Rose DeLashmutt from Michael Lee Jones and Roslyn Ruth Jones by Warranty Deed dated 10/28/2013 and recorded 10/29/2013 in Instrument #20131029-0112142, Davidson County, TN.

Also known as 7309 Sugarloaf Drive, Nashville, TN 37211

Parcel number 181010B17300CO

# True Copy Certification

I, Bethany Presnell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Bethany Presnell
Signature

State of Florida

County of Pinellas

Personally appeared before me, Michael Harris, a notary public for this county and state, Bethany Presnell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/23/17
Notary' Seal (if on paper)

MICHAEL HARRIS
Notary Public - State of Florida
My Comm. Expires Jun 23, 2017
Commission # FF 030271
Bonded Through National Notary Assn.