Bill Garrett Davidson County
Batch# 93068 DEEDQC
05/16/2018 11:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180516-0046742

Excise Tax: $0

This instrument was prepared by and return to:
Rodney S. Klein, Esq.
KLEIN & ASSOCIATES, Attorneys at Law
110 Corporate Drive, Suite 150, Johnson City, TN 37604

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this, the 7th day of May 2018, by and between ROBERT M. WARD (now deceased) and wife, KAREN P. WARD (also known as LINDA KAREN PARR WARD) herein called Grantor and LINDA KAREN PARR WARD, Trustee under the LINDA KAREN PARR WARD LIVING TRUST dated May 7, 2018 herein called Grantee.

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and by these presents does grant, transfer, quitclaim and convey unto the Grantee, its successors and assigns, the following described property more particularly bounded and described as follows, to-wit:

Davidson County – Map & Parcel: 094 13 0 022.00

BEING Lot No. 10, in Book "K", on the Plan of The Hermitage Addition to Nashville, as of record in Book 57, Pages 43 and 108 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 10, more particularly described as follows:

Beginning at a point in the easterly margin of Keith Street, 99 feet North of the northeast corner of Keith and Green Streets; running back easterly in a straight line at right angles to Keith Street 150 feet to an alley; thence northwardly 50 feet on the westerly margin of an alley to a point; thence westwardly 150 feet in a straight line at right angles to Keith Street to a point in the eastern margin of Keith Street; thence southerly and with the eastern margin of Keith Street 50 feet to the Point of Beginning.

BEING the same property conveyed to the Parties of the First Part by deed dated October 18, 2013 of record in said Register's Office, Instrument #20131021-0109375.

This improved commercial property is also known as 12 Keith Street, Davidson County, Nashville, Tennessee 37210.

Subject to:

1) Matters shown on the Plan of Record in Book 57, Pages 43 and 108, Register's Office for Davidson County, Tennessee.

2) Matters shown on the ALTA/ACSM survey prepared by Ernest Medlin, Dale & Associates, Tennessee RLS No. 283, dated October 8, 2013.

This conveyance is made subject to any and all valid restrictive covenants and easements as may appear of record, if any.

IN WITNESS WHEREOF, the Grantor hereunto signs her name on the day and year first above written.

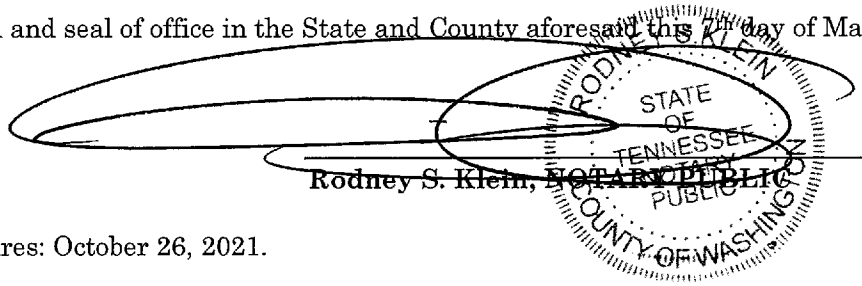
Karen P Ward

KAREN P. WARD
also known as LINDA KAREN PARR WARD

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 7th day of May, 2018, before me appeared KAREN P. WARD, (who further averred that she is also known as LINDA KAREN PARR WARD) the within named person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal of office in the State and County aforesaid this 7th day of May, 2018.



Rodney S. Klein, NOTARY PUBLIC

My commission expires: October 26, 2021.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer is $-0-.

Linda Karen Parr Ward

LINDA KAREN PARR WARD, AFFIANT

Sworn to and subscribed before me, this 7th day of May, 2018.

RODNEY S. KLEIN STATE OF TENNESSEE NOTARY PUBLIC

Rodney S. Klein, NOTARY PUBLIC

My commission expires: October 26, 2021.

NAME & ADDRESS OF PROPERTY OWNER:

LINDA KAREN PARR WARD LIVING TRUST and
LINDA KAREN PARR WARD, Trustee
911 East Cynthia Trail
Goodlettsville, TN 37072

NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:

LINDA KAREN PARR WARD
911 East Cynthia Trail
Goodlettsville, TN 37072

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE GRANTOR(S) OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF REGARDLESS OF WHETHER THE SAME IS DUE TO THE INFORMATION PROVIDED OR DRAFTSMAN'S ERROR. NO OPINION AS TO THE STATE OF TITLE HAS BEEN FURNISHED AND THE GRANTEE(S) SHOULD SEEK AN INDEPENDENT TITLE EXAMINATION IF DESIRED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE OR THE ACCURACY OF THIS DEED. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE REGISTER OF DEEDS' OFFICE COULD JEOPARDIZE THE GRANTEE(S) RIGHTS IN AND TO THIS REAL ESTATE. BY SIGNING THIS DEED THE GRANTOR UNDERSTANDS AND AGREES TO THIS LIMITATION OF LIABILITY AND BY ACCEPTANCE OF THIS DEED THE GRANTEE AGREES TO THE SAME.

True Copy Certification

I, Ashley Morgan, 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.

Ashley Morgan
Signature

State of Tennessee

County of Washington

Personally appeared before me, Sheryll A Hanks, a notary public for this county and state, Ashley Morgan [Affiant] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheryll A. Hanks
Notary's Signature

My Commission Expires: June 27, 2018
Notary' Seal (if on paper)

WASHINGTON COUNTY SHERYLL A. HANKS STATE OF TENNESSEE NOTARY PUBLIC