Karen Johnson Davidson County
Batch# 203608 DEEDQC
03/08/2019 09:31:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190308-0021399

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Ronald L. Ward and Andy C. Herrell, Jr.** **445 Owendale Drive** **Antioch, TN 37013**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **Map: 150-05** **Parcel 100** **FB #02DX-04113**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Ronald L. Ward,

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

Ronald L. Ward and Andy Clyde Herrell, Jr.,

HEREINAFTER called the GRANTEES, **as joint tenants in common WITH A RIGHT OF SURVIVORSHIP,** a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows:

Being Lot No. 329 on the Plan of Cherry Hills, Section III, as of record in Book 4175, Page 59, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronald L. Ward by deed from Ronnie L. Bonee and Dorothy B. Bonee, husband and wife, of record in Book 9781, Page 762, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all recorded and unrecorded zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property known as **445 Owendale Drive, Antioch, TN 37013.**

WITNESS MY HAND this the 28th day of February, 2019.

Ronald L. Ward

Ronald L. Ward

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Ronald L. Ward,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 28th day of February, 2019.

DONALD K. BYRD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

NOTARY PUBLIC
My Commission Expires: May 6, 2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2019.

DONALD K. BYRD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

NOTARY PUBLIC
My Commission Expires: May 6, 2019