AFTER RECORDING RETURN TO:
Silk Abstract Company
1000 Germantown Pike, Suite J-4
Plymouth Meeting, PA 19462
File No. R-90707-wcm

PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 151 09 0A 113.00

Karen Johnson Davidson County
Batch# 209778 DEEDQC
03/25/2019 03:21:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190325-0026923

QUIT CLAIM DEED

THIS DEED made and entered into on this 20th day of March, 20 19, by and between **Toshiya Bryant Ward F/K/A Toshiya James, a married woman, joined in execution by her spouse Billy Eugene Ward**, a mailing address of 6505 Arvington Way, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Toshiya Bryant Ward, a married woman**, a mailing address of 6505 Arvington Way, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 6505 Arvington Way, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20120608-0050268, recorded on 06/08/2012 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Toshiya Bryant Ward F/K/A Toshiya James

Toshiya Bryant Ward F/K/A Toshiya James

Billy Eugene Ward

Billy Eugene Ward

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Toshiya Bryant Ward F/K/A Toshiya James and Billy Eugene Ward,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch, TN, this 20th day of March, 2019.

Karen R. Campbell
Notary Public
My Commission expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Toshiya Bryant Ward
Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 20th day of March, 2019.

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

Name and address for person(s) responsible for taxes:
Toshiya Bryant Ward
6505 Arvington Way
Antioch, TN 37013

Name and address of property owner:
Toshiya Bryant Ward
6505 Arvington Way
Antioch, TN 37013

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Toshiya Bryant Ward F/K/A Toshiya Garner
Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 20th day of March, 2019.

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

Name and address for person(s) responsible for taxes:
Toshiya Bryant Ward
6505 Arvington Way
Antioch, TN 37013

Name and address of property owner:
Toshiya Bryant Ward
6505 Arvington Way
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING LAND IN DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 113 ON THE PLAN OF LONG HUNTER CHASE, SECTION 1, PHASE 1, OF RECORD IN PLAT BOOK 7900, PAGE 829, 830, AND 831, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TOSHIYA JAMES FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, BY WILSON AND ASSOCIATES, P.L.L.C., ITS DULY AUTHORIZED ATTORNEY IN FACT BY DEED DATED MAY 7, 2012, AND RECORDED ON JUNE 8, 2012, AS 20120608-0050268.

PARCEL ID NUMBER: 151 09 0A 113.00

PROPERTY COMMONLY KNOWN AS: 6505 ARVINGTON WAY, ANTIOCH, TN 37013

True Copy Certification

I, Sara Yith, 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.

Sara Yith
Signature

State of Rhode Island

County of Kent

Personally appeared before me, Sarah Silva, a notary public for this county and state, Sara Yith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021