3/15/19 Frank R. Brazil

Prepared By: Frank Ross Brazil
Address: 2706 Larmon Ave
Nash. TN 37204

Name and Address of Transferee:

MARIANNE THERESA WARD

9003 Tarrington Lane

Franklin, TN 37069-8413

Send Tax Bills To: Address of new owner:
Marianne Ward
9003 Tarrington Ln.
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 215248 DEEDQC
04/08/2019 03:06:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20190408-0031929

QUITCLAIM DEED Map + Parcel 005.00
142-10-0

THIS INSTRUMENT, was made and entered into on the date listed immediately before the signature line below by and between **JOANNE REDDY SHARBER** (hereinafter "Grantor") and **MARIANNE THERESA WARD** (hereinafter "Grantee").

WITNESSETH

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR and 00/100, cash in hand paid, the receipt of which is hereby acknowledged, Grantor JOANNE REDDY SHARBER has this day bargained and sold and does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Westward Winds Subdivision, as of record in Book 3700, page 32 of the Register's Office for said County, to which plan reference is here made for complete description.

Being part of same property conveyed to Dorris E. Sharber and Wife, Joanne Reddy Sharber, by Warranty Deed, from Henry Hudson and Bill M. Bowman, d/b/a Hudson and Bowman Construction Company, a partnership, of record in Book 4033, page 243, dated July 1, 1966, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.
This is improved property commonly known as 612 Bellevue Drive, Nashville, Tennessee 37221.

TO ~~HAVE~~ AND TO HOLD the said tract or parcel of land, ~~with the~~ appurtenances, estate, title and interest ~~thereto belonging~~ to the ~~said~~ GRANTEES that we are lawfully seized and possessed of said land in fee ~~simple~~, ~~have a good~~ right to convey it and the same in unencumbered, ~~unless~~ otherwise herein set out; and we ~~do~~ further covenant and bind ourselves, our heirs and representatives, to warrant and forever ~~defend~~ the title to the said

M.W.

land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13 day of March, 2019.

Joanne Reddy Sharber
JOANNE REDDY SHARBER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOANNE REDDY SHARBER, with whom I am personally acquainted, and who acknowledged that she executed the above document.

Witness my hand and official seal this 14th day of March, 2019.

The actual consideration for this transfer is $ 1.00 T.V.R.

NOTARY PUBLIC

My Commission Expires: 4-19-2021

THOMAS WELCH PHY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
Marianne Ward, Affiant
Subscribed and sworn before me this the
8 Day of APRIL, 2019.
, Deputy Register