Karen Johnson Davidson County
Batch# 275522 DEEDQC
08/22/2019 03:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190822-0084728

Maximum Principal Indebtedness for Tennessee recording tax purposes is $0.00.

Address of New Owner(s)	Map/Parcel Number(s):	Send Tax Bills To:
Beverly Ward 432 Owendale Drive Antioch, TN 37013	Map & Parcel: 150-05-0-049.00	Same as Owner

This instrument was prepared based upon information provided by the Grantor without a title search, and no warranties as to the status of title are made by:
Michael N. Wennerlund, Esq.
Albertelli Law, 401 Commerce Street, Suite 150, Nashville, Tennessee 37219

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 21st day of August, 2019.

Notary Signature: Elizabeth A. Fox
Printed Name: Elizabeth A. Fox
Notary State: Tennessee
Commission Exp: 5/2/22

ELIZABETH A FOX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the Grantee, the receipt and sufficient of which is hereby acknowledged, U.S. Bank National Association, s/b/m with U.S. Bank, National Association, N.D. (Grantor"), by these presents does hereby quitclaim and convey all his right, title and interest unto Beverly Ward a/k/a Beverly Annette Ward ("Grantee"), to have and hold the same in fee simple, as well as his successors and assigns, the following certain real estate in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.207 ON THE PLAN OF CHERRY HILLS, SECTION 2 OF RECORD IN PLAT BOOK 3700, PAGE 143, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION, N.D., BY SUBSTITUTE TRUSTEE'S DEED FROM J. PHILLIP JONES, SUBSTITUTE TRUSTEE, DATED 10/2/2009 AND RECORDED ON 10/5/2009 AT INSTRUMENT NUMBER 20091006-0092653 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING FURTHER THE SAME PROPERTY CONVEYED TO BEVERLY WARD BEING ONE AND THE SAME AS BEVERLY ANNETTE WARD BY QUIT CLAIM DEED FROM ROBERT ELLIS, JR. DATED 9/11/2006, OF RECORD AS INSTRUMENT NUMBER 20061102-0136213, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO ROBERT ELLIS JR AND SPOUSE BEVERLY WARD BY WARRANTY DEED FROM GARY D. FOOTE AND JENNIFER A. FOOTE BY AND THROUGH THEIR ATTORNEY IN FACT, CAROLYN ADCOCK, DATED 7/25/2000, OF RECORD AS INSTRUMENT NUMBER 20000727007405O, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The purpose of this conveyance is to complete and effectuate the intention of the "Affidavit to Rescind Foreclosure Sale" executed on October 13, 2009 and recorded on October 16, 2009 at Instrument Number 20091016-0095981 in the Register of Deeds Office of Davidson County, Tennessee

Witness my hand, this 21st day of August, 2019.

U.S. Bank, National Association

By: _____
Authorized Signatory

Printed name: Michael N. Wennerlund, Esq.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Michael N. Wennerlund, as Authorized Signatory of U.S. Bank, National Association, s/b/m with U.S. Bank National Association, N.D., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and known to be the person described in and who executed the foregoing instrument, being authorized to do so, and acknowledged that such person executed the same as such person's free act and deed for the purposes therein contained.

Witness my hand and seal at office in Nashville, TN this 21st day of August, 2019.



Elizabeth A. Fox
Notary Public

My Commission Expires: 5/2/22

True Copy Certification

I, Michael N. Wennerlund, 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.

Signature

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Elizabeth A. Fox, a notary public for this county and state, Michael N. Wennerlund, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature: Elizabeth A. Fox
Printed Name: Elizabeth A. Fox
Notary State: Tennessee
Commission Exp: 5/2/22

