Karen Johnson Davidson County
Batch# 326202 DEEDQC
12/06/2019 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191206-0126061

Prepared By and Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 21st day of October 2019.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Notary
Commission Expires: 12/15/21

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Danny Ward **150 Hardaway Drive** **Goodlettsville, TN 37072**	**NEW OWNER**	**033-08-0-068.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Barry Ward,** HEREINAFTER CALLED THE GRANTORS, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **B.J. Ward, Danny Ward and Steven Ward,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 307, on the plan of Gatewood Section 2, as shown in Book 3700, Page 144, Register's Office of Davidson County, Tennessee. Said Lot fronts 75 feet on the southeasterly side of Hardaway Drive, and extends back 227 feet on the northeasterly line and 244.8 feet on the southwesterly line to a dead line and measures 102.40 feet thereon.

Being the same property conveyed to Larry E. Staton and wife, Christine Staton by Warranty Deed from Jones Homes, Inc., dated August 14, 1970 and recorded August 17, 1970 in Book 4439, Page 20, and re-recorded in Book 4441, Page 769, Register's Office of Davidson County, Tennessee. (Value or consideration $18,100.00).

Being the same property conveyed to Donald Wayne Staton, Phillip Larry Staton, Penny Mae Hughes, and Tammy Gail Ward, as tenants in common by Quitclaim deed from Christine Staton of record in Instrument No. 20060801-0092987 Register's Office for Davidson County, Tennessee, dated July 24, 2006 and recorded on August 1, 2006 and re-recorded August 8, 2006 in Instrument No. 20060808-0096973.

The said Tammy Gail Ward having since died on January 23, 2018, Testate, leaving her husband Barry Ward and their sons B.J. Ward, Danny Ward and Steven Ward surviving as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument Numbers 201912060126059, and 201912060126060, Register's Office for Davidson County, Tennessee.

Being also known as 150 Hardaway Drive, Goodlettsville, TN 37072.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Whenever 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 21st day of October 2019.

Barry Ward

STATE OF TENNESSEE COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, **Barry Ward,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at this 21st day of October 2019.

Notary Public

Notary Expiration Date: 26 JUNE 2022

TERA CLIBURN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

True Copy Certification

I, **Jennifer L. Pennell**, 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 Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020